CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	May 20, 2025
Contact:	Bryan Wong
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RTS No.:	17983
VanRIMS No.:	08-2000-20
Meeting Date:	June 3, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1527 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 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 DIALOG BC Architecture Engineering Interior Design Planning Inc., on behalf of 1527 Main Property (Nominee) Ltd., the registered owner of the lands located at 1527 Main Street [*PID 008-918-031; Lot A Block 34 District Lots 200A and 2037 Plan 12286*], to rezone the lands from FC-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.0 to 6.0 and the maximum building height from 22.9 m (75 ft.) to 55.3 m (181 ft.) and 67.2 m (220 ft.) with additional height for the portion with rooftop amenity, to permit the development of a mixed-use development with 17-storey (sub-area A) and 21-storey (sub-area B) buildings connected by a seven-storey podium, with 371 rental units, and commercial space on the ground floor, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in

principle, generally as prepared by DIALOG BC Architecture Engineering Interior Design Planning Inc., received July 30, 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 in principle of the CD-1 By-law, a consequential amendment to the Southeast False Creek Official Development Plan to increase the maximum permitted floor area limits for both the entire Southeast False Creek area and for Area 3C, and to establish a floor space ratio maximum for 1527 Main Street, generally as set out in Appendix C, also be approved in principle.

D. THAT subject to approval in principle of the CD-1 By-law, Council also approve in principle the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C.

E. THAT subject to approval in principle of the CD-1 By-law, Council also approve in principle the amendment to the Noise Control By-law to include the CD-1, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendment to the Noise Control By-law, the Sign By-law and the Southeast False Creek Official Development Plan at the time of enactment of the CD-1 By-law.

F. THAT Recommendations A to E 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 1527 Main Street to a CD-1 (Comprehensive Development) District. The proposal is for a mixed-use development with 17-storey and 21-storey buildings connected by a seven-storey podium, with 371 rental units, and commercial space on the ground floor.

Staff have assessed the application and conclude that it meets the intent of the *Secured Rental Policy* (SRP) and the *Southeast False Creek Official Development Plan* (SEFC ODP). Staff recommend that the application be referred to 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)
- Secured Rental Policy (2012, last amended 2025)
- Southeast False Creek Official Development Plan (2005, last amended 2024)
- Southeast False Creek Design Guidelines for Additional Penthouse Storeys (2010)
- Solar Access Guidelines for Areas Outside of Downtown (2024)
- Interim Housing Needs Report (2022, last amended 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)
- Community Amenity Contributions for Rezonings (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Area-specific Development Cost Levy By-law No. 9418
- Public Art Policy and Procedures for Rezoned Developments (1994, last amended 2014)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Urban Forest Strategy (2014, last amended 2018)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)

REPORT

Background/Context

1. Site and Context

The subject site is zoned FC-1 and located on the north side of Central Street, between Quebec and Main Streets (Figure 1). The property consists of one parcel with a frontage of 48.8 m (160 ft.) along Main Street and a depth of 93.0 m (305 ft.) along Central Street. The total site area is 4,678.8 sq. m (50,362 sq. ft.) and is developed with the McDonald's establishment within a two-storey commercial building, constructed in 1972.

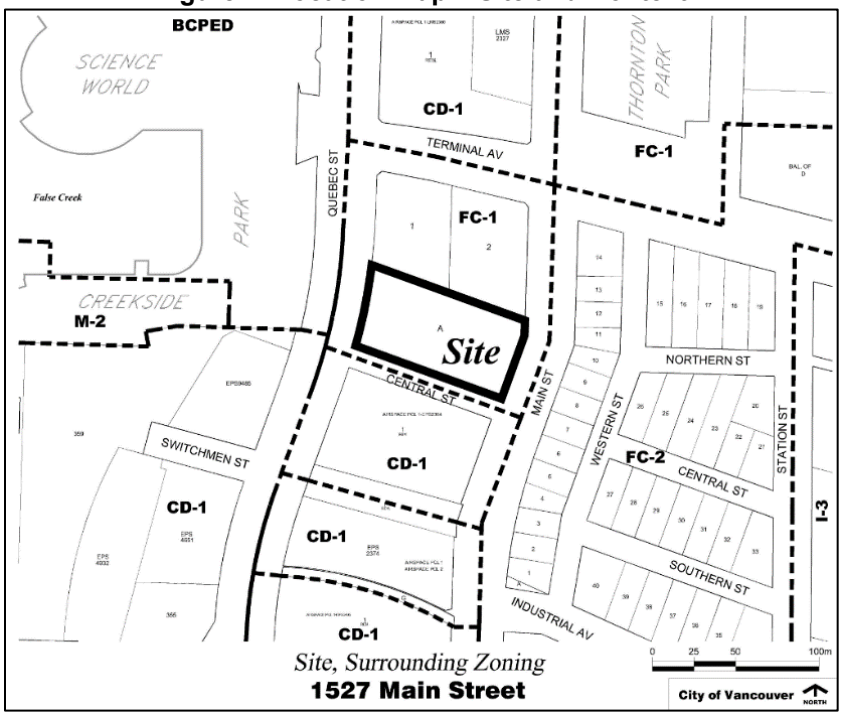
The surrounding area is characterized by a mix of development including Pacific Central Station, BC Place/Expo District, Olympic Village, and the new St. Paul's Hospital under

construction. The area is undergoing significant change, with buildings approved or under construction for up to 25 storeys along Main Street and up to 18 storeys along 2nd Avenue.

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks:* Thornton Park (300 m), Creekside Park (400 m), East Park (400 m), Hinge Park (850 m), and Trillium Park (850 m).
- *Cultural/Community Spaces:* Creekside Community Recreation Centre (500 m), BMO Theatre Centre - Workshop (750 m), Mount Pleasant Community Centre and Library (850 m), and David Lam Multi-Purpose Hall (1.1 km).
- *Childcare:* Citygate Early Learning and Care Centre (300 m), Creekside Child Development Centre (500 m), and WEST Village Children's Centre (700 m).

Figure 1: Location Map – Site and Context



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

The SEFC ODP identifies a site in Area 2A adjacent to Hinge Park for a future elementary school. Discussions between the City and VSB for the school are ongoing.

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 approved Plan will serve as a framework with further implementation planning work to follow over the next two to four years. The proposal addresses priorities within the *Housing Vancouver Strategy* which aligns with the Vancouver Plan.

Secured Rental Policy (SRP) – The SRP encourages the construction of new purpose-built rental housing in Vancouver. Updates to the SRP were approved by Council in December 2021 to streamline the delivery of new rental housing. The SRP outlines the following locational eligibility criteria for sites in existing Official Development Plan areas:

- On sites which allow for residential density,
- Where there are no conflicts with existing policies for social housing,
- Additional density is appropriate to context, and
- Adheres to existing height limits.

On June 26, 2024, Council approved amendments to the SRP to reflect the *Transit-Oriented Areas (TOA) Rezoning Policy* which permitted in-stream rezoning applications to proceed under the previous policy to avoid project delay. This project qualifies for this in-stream provision.

Southeast False Creek Official Development Plan (SEFC ODP) – Rezonings in Southeast False Creek are guided by the area's Official Development Plan. The site is located in Area 3C of the Rail Yard neighbourhood, which identifies the area between Main Street and Quebec Street as an opportunity to provide a transition between SEFC and the higher building forms of City Gate to the north of Terminal Avenue. Commercial uses along the ground floors adjacent to Main Street are to continue the commercial shopping street character.

The SEFC ODP contains direction for public infrastructure and amenity targets to achieve a complete community. The majority of the infrastructure and amenity targets have been fulfilled, including a new waterfront community centre, 663 social housing units, 335 rental units, park space, bicycle infrastructure and heritage retention. The remaining infrastructure and amenity targets are anticipated to be delivered through the development of the City-owned properties in Areas 1A and 2A, including a new school, daycare, affordable and social housing units, and additional park space.

Southeast False Creek Design Guidelines for Additional Penthouse Storeys – The guidelines allow for consideration of additional height and density beyond the provisions within the SEFC ODP. For tower forms, height increases of up to two storeys may be considered, along with a corresponding increase in density. The intent of the guidelines is to capture additional development opportunity identified following adoption of the ODP.

Interim Housing Needs Report – Provincial legislation requires Council to receive and consider regular *Housing Needs Reports* 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.

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 Transit-Oriented Areas

(TOAs). This site is within Tier 1 of the TOA legislation. As the SEFC ODP allows more height and density, the application is being assessed under the SEFC ODP policies.

Strategic Analysis

1. Proposal

The rezoning proposal is for a mixed-use development with 17-storey and 21-storey buildings connected by a seven-storey podium. A total of 371 rental units, and commercial space on the ground floor are proposed. The building heights are 55.3 m (181 ft.) (sub-area A) and 67.2 m (220 ft.) (sub-area B) with a total floor area of 28,072.8 sq. m (302,173 sq. ft.) and a floor space ratio (FSR) of 6.0. Loading and underground parking access are from the new laneway.

2. Land Use

The proposed commercial and residential uses are consistent with the SEFC ODP.

Figure 2: Perspective along Central Street Looking North

3. Form of Development, Height and Density (refer to drawings in Appendix E and statistics in Appendix G)

The subject property is in Area 3C of the SEFC ODP. The proposed from of development meets the intent of the applicable policies and guidelines, subject to design development conditions in Appendix B.

Form of Development – Two towers at 17 and 21 storeys above a podium are generally consistent with the built form principles of the SEFC ODP including tower height and density

within close proximity to a transit station area (see Figure 2). Staff seek further improvements to the privacy and livability aspects by requiring a shift to the eastern tower to meet a minimum 24.4 m (80 ft.) tower separation distance to accommodate a future tower to the north.

Height – The SEFC ODP establishes a maximum building height of 64 m (210 ft.), also described in the SEFC ODP is an optimum height of 21 storeys, with an additional one or two storeys subject to the urban design criteria outlined in the *Southeast False Creek Design Guidelines for Additional Penthouse Storeys*. With the tallest tower at 21 storeys, staff support the height given its surrounding context including adjacency to a rapid transit station. Both building heights have also been limited such that they do not encroach into view cones that cross the site.

Density – The base zoning of FC-1 zoning permits a maximum density of 5.0 FSR. The proposed density is 6.0 FSR, which is supported through the SRP given the project's delivery of rental housing and proximity to the transit station.

The SEFC ODP establishes floor area limits for the entire SEFC area and limits for each individual sub-area for both residential and non-residential uses. The proposed floor area from this application is being added to the area wide and sub-area limits in the SEFC ODP. As such, a consequential amendment to the SEFC ODP is required to accommodate the additional proposed residential and non-residential floor areas (see Appendix C).

Shadowing – The western tower along Quebec Street casts shadows onto Creekside Park between 10 am and noon, which are beyond the provisions in the *Solar Access Guidelines for Areas Outside of Downtown*. Based on the applicant's mitigation measures, such as keeping the massing of the western tower to 17 storeys and insetting the rooftop amenity level, staff have determined that the minimal shadow impacts to the park for additional rental housing is supportable, subject to the conditions in Appendix B.

Public Realm and Interface – The SEFC ODP envisions a north-south mid-block pedestrian route between 2nd Avenue and Terminal Avenue. The application proposes two accessible pedestrian pathways connecting Central Street and the laneway, offering opportunities to enhance the flow of people across a long block. In alignment with the SEFC ODP, the proposal offers ground-floor commercial to activate the public realm with pedestrian activity. The conditions of approval require additional commercial within the podium element facing Central Street for retail continuity.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents at different levels throughout the building. The proposed outdoor amenity space is undersized with limited functionality. Further design development is sought to improve the size of the outdoor space to one that is appropriately-sized to enhance its usability.

Urban Design Panel – A review by the Urban Design Panel was not required due to the proposal's consistency with the SEFC ODP's expectations and within the surrounding urban context.

Staff have concluded that the proposal reflects the SEFC ODP's built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

The *Housing Vancouver Strategy* (Strategy) seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add approximately 371 rental units to the City's inventory of rental housing, which would contribute to the targets set out in the Strategy (see Figure 3).

Figure 3: Progress Towards 10-Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market Rental Housing as of December 31, 2024

Housing Type	10-Year Targets[1]	Units Approved Towards Targets[2]
Purpose-Built Market Rental Housing Units	35,500	6,401 (18%)

[1]New 10-year targets were adopted in 2024, with tracking starting from January 1, 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.
**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 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the South Granville/Oak area, which this site is located, is 1%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects Policy* requires a minimum of 35% family units. This application proposes 36% family units in a mix of two-bedroom and three-bedroom units, thereby meeting the policy. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. The application is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds – Average market rents in newer rental buildings on the eastside are shown in Figure 4. The market rental units will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 4.

Figure 4: Market Rents in Newer Eastside Buildings, Cost of Ownership and Household Incomes Served

Unit	Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	Average Market Rent[1]	Average Household Income Served	Monthly Costs of Ownership[2]	Average Household Income Served	Down-payment at 20%
Studio	$1,776	$71,040	$2,200	$88,000	$79,550
1-bed	$2,116	$84,640	$2,885	$115,400	$108,000
2-bed	$2,839	$113,560	$3,809	$152,360	$141,300
3-bed	$3,245	$129,800	$5,565	$222,600	$213,000

[1.] Data from the October 2024 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the Eastside of Vancouver.
[2.] Based on the following assumptions: Median of all BC Assessment apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, $150-$250 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2020 assessments and property tax rate).

Security of Tenure – Purpose-built rental housing offers secure rental tenure. All 371 units in the proposal would be secured through a Housing Agreement and a 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.

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.

Existing Tenants – There are no residential uses or residential tenants on the site.

5. Transportation and Parking

The site is well-served by transit, located 150 m south of the Main Street-Science World Skytrain Station with frequent bus service along Main Street. Nearby bikeways include the Quebec and Central bikeways which connect to the Ontario, Seaside, and Central Valley bikeways.

Vehicle and bicycle parking is provided over three levels of underground parking, accessed from the provision of a new lane. The application proposes 201 vehicle spaces, 688 bicycle spaces, and six loading spaces. Parking and loading are to meet the Parking By-law at the development permit stage.

Engineering conditions require public realm improvements along Main, Central, and Quebec Streets. These includes a 6.0 m (19.6 ft.) street dedication along Central Street, equal to a similar dedication from the property to the south, which effectively completes the mid-block connection to allow for an improved bikeway. A 3.0 m (10 ft.) lane dedication is also required along the north property line, allowing additional space for future off-street parking and loading. Other transportation improvements include new sidewalks, curbs, intersection lighting, public bike share station, protected bike lane, lane dedication, parking signage on streets, as set out in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet the anticipated energy and emissions and embodied carbon targets in the 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.

The site does not contain on-site trees and two City trees are proposed for retention. One City tree is proposed for removal due to conflict with the building footprint. A total of 83 new trees are proposed including 18 new street trees along the Quebec, Central, and Main Street boulevards. See Appendix B for landscape and tree conditions.

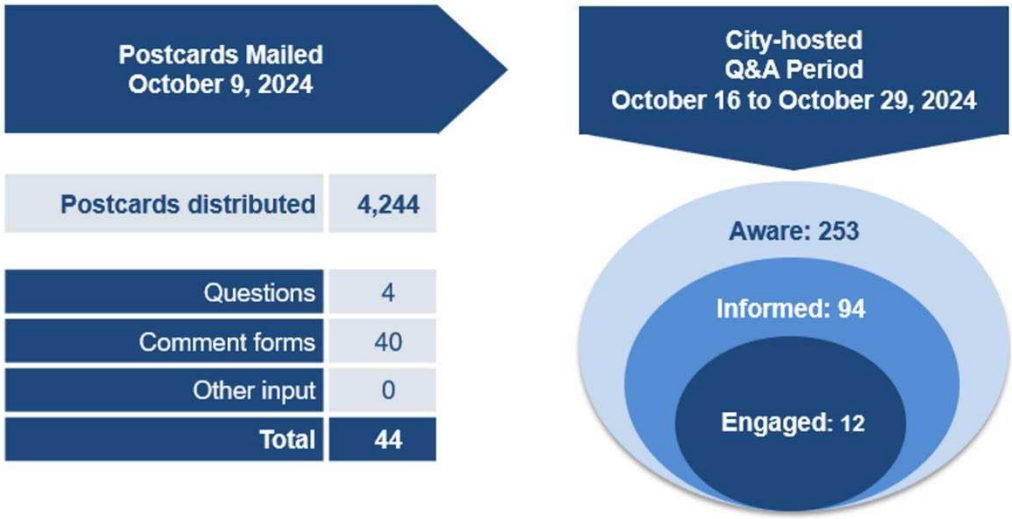
7. Public Input

Public Notification – A site sign was installed on October 1, 2024. Approximately 4,244 postcards were distributed within the neighbouring area on or about October 9, 2024. Application information and an online comment form was provided on the City's *Shape Your City* platform.

Question and Answer Period – A Question and Answer Period was held between October 16 to October 29, 2024 on the *Shape Your City* platform. The Question and Answer Period 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. The webpage received a total of 253 visitors during this period (Figure 5).

Public Response – Input was received via online questions, comment forms, by email and phone. A total of 44 submissions were received. Below is a summary of feedback with a detailed summary in Appendix D.

Figure 5: Overview of Notification and Engagement



Generally, comments of support fell within the following areas:

- *Neighbourhood and development:* The proposed development is supported in this area. The development is desirable and will positively impact the community.
- *Commercial and retail*: Due to the location of the development, commercial and retail space is supported.
- *Density and housing*: The proposed increase in density is justified by the addition of much-needed housing units.

Generally, comments of concern fell within the following areas:

- *Height, density, and massing:* The height of the proposal would be too tall in the area. Extra density in the neighbourhood would not be preferred.
- *Sunlight and views:* The proposed development would block sunlight and views for neighbours.
- *Design and neighbourhood character:* The development is unattractive and takes away the neighbourhood character, history, and natural environment.

Response to Public Comments

- Height, density, and massing: The proposal is generally consistent with the built form principles of the SEFC ODP and SRP for additional height and density within close proximity to a transit station. See the Form of Development section of the report.

- Sunlight and views: Regarding impacts to sunlight and private views, rezoning conditions have been added to increase the tower separation requirement to ensure adequate distance to a future residential tower to the north. This spacing enhances privacy and open space between buildings to ensure access to sunlight. To mitigate the impacts of privacy and overlook between residential tenants, a design condition has been applied to mitigate privacy concerns, including the provision of privacy screens.

- Design and neighbourhood character: The proposal is consistent with the Plan's built form expectations and is appropriate within the surrounding urban context.

8. Public Benefits

Community Amenity Contributions (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*. The proposal includes 100% of the residential floor area as rental housing to be secured through a Housing Agreement for the longer of 60 years and the life of the building. Real Estate Services staff reviewed the application and the value of securing the 371 rental housing units and have determined no CAC is required.

Development Cost Levies (DCL) – The site is subject to the City-wide DCL, Area Specific DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage.

The applicant has not requested a DCL waiver in accordance with the provisions of the City-wide and Area Specific DCL By-laws. As per Section 3.1B of those By-laws, all rezoning applications that qualify as "for-profit affordable rental housing" should request a DCL waiver at the rezoning application stage and relevant conditions should be secured in the conditions of enactment. Should the applicant wish to request a DCL waiver at a later stage, the applicant would be expected to return to Council for a subsequent Public Hearing to amend the rezoning conditions.

Based on rates in effect as of September 30, 2024 and the proposed 27,354.8 sq. m (294,445 sq. ft.) of residential floor area and 718.0 sq. m (7,728 sq. ft.) of commercial floor area, the DCLs are estimated to be $18,147,747.

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 for Rezoned Developments* requires rezonings with 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. With an estimated 28,072.8 sq. m (302,173 sq. ft.), this project will contribute a public art budget of approximately $598,302.

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

Financial Implications

As noted in the Public Benefits section, this 371-unit rental housing project is expected to provide DCLs and a public art contribution. See Appendix F for additional details.

CONCLUSION

Staff have reviewed the application to rezone 1527 Main Street to permit a mixed-use development with 17-storey and 21-storey buildings connected by a seven-storey podium, with 371 rental units, and commercial space on the ground floor. Staff conclude that it meets the intent of the Secured Rental Policy and contributes to the achievement of key housing goals outlined in the Housing Vancouver Strategy.

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

* * * * *

1527 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.*]

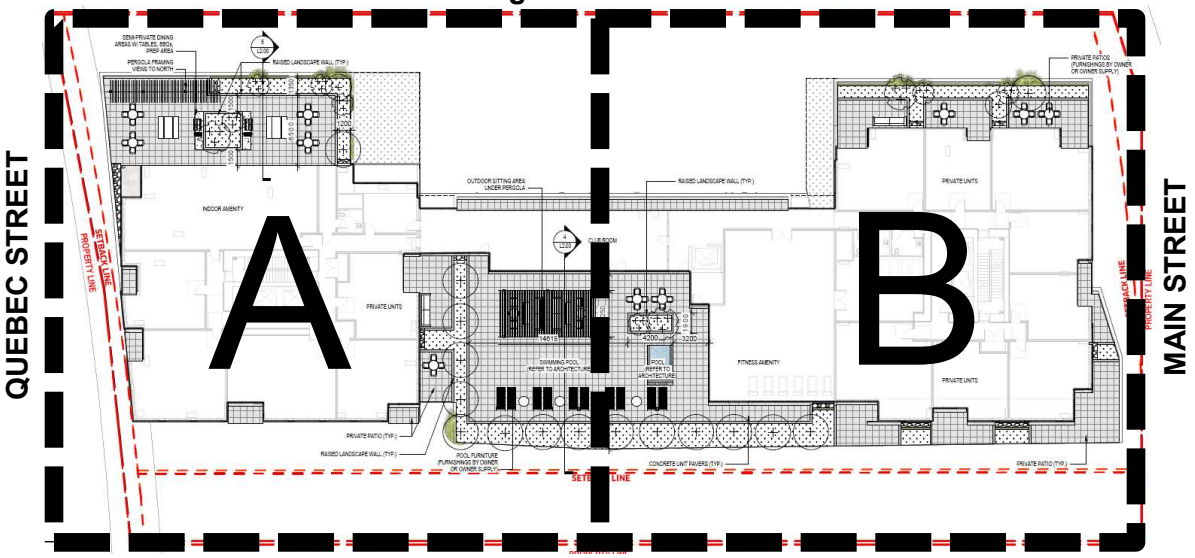
Designation of CD-1 District

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

Sub-areas

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

Figure 1: Sub-areas



Uses

4. 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) Live-Work Use;

   (e) Office Uses;

   (f) Retail Uses;

   (g) Service Uses; and

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

Conditions of Use

5.1 The design and layout of at least 35% of the total number of dwelling units must:

   (a) be suitable for family housing; and

   (b) have 2 or more bedrooms.

5.2 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

6.1 Computation of floor area must assume that the site area is 4,678.8 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 6.0.

6.3 The total floor area for commercial uses must be a minimum of 718 m^2.

6.4 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.

6.5 Computation of floor 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.

6.6 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

(a) common amenity areas, to a maximum of 10% of the total permitted floor area; and

(b) unenclosed outdoor areas underneath the building overhangs at grade, except that such areas must remain unenclosed for the life of the building,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

7.1 The building height in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun, elevator machine room, mechanical screens, 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 the sub area, as set out in Table 1.

Table 1: Permitted Building Height

Sub-area	Building Height	Building Height for Portions of the Building with Permitted Common Rooftop Amenity Spaces or Mechanical Appurtenances
A	55.3 m	61.1 m
B	67.2 m	72.9 m

Access to Natural Light

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

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

* * * * *

1527 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 DIALOG BC Architecture Engineering Interior Design Planning Inc., received on July 30, 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 strengthen the pedestrian-oriented commercial frontage and public realm interface.

Note to Applicant: The intent is to add more retail activities along public streets and in the central podium element would animate the pedestrian environment. This can be achieved by the following:

(a) Promote more small-scale retail functions along Central Street by providing commercial activities at grade and at the central podium to create a vibrant public realm experience;

(b) Explore design options to provide pedestrian amenity areas that encompass urban design furniture and landscape planters under the podium at grade by reorganizing proposed layout of ground level uses;

(c) Relocate the loading areas to the parkade level and provide landscape screening to reduce the visibility of loading and parking functions from the public realm; and

(d) Provide pedestrian access from the central podium at grade towards the lane as envisioned in the Southeast False Creek Official Development Plan to provide pedestrian route between Central Street and Terminal Avenue.

1.2 Design development to ensure the minimum required tower separation is provided.

Note to Applicant: Towers to provide a setback of 80 ft. from the future tower development across the lane. This can be achieved by relocating the tower(s) to provide 40 ft. setback to the rear property line.

1.3 Design development to provide a more functional and appropriately sized residential outdoor amenity space.

Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines, Section 3.2.3.

Note to Applicant: The objective of outdoor amenities is to provide appropriate open spaces that meet the diverse needs of all age groups. Staff recommend providing outdoor amenity spaces with a minimum of 20 sq. ft. per unit.

1.4 Design development to provide sufficient bulk storage within the unit or within easy access of the unit.

Note to Applicant: Refer to the High Density Housing for Families with Children Guidelines, Section 4.4. The objective is to provide sufficient storage space for unit residents. This can be achieved by:

(a) Providing bulk storage area of at least 2.3 sq. m for each unit.

1.5 Design development to provide a more functional and appropriately sized residential indoor amenity space.

Note to Applicant: Refer to High Density Housing for Families with Children Guidelines, Section 3.7. The guideline criteria for indoor amenity includes wheelchair accessible washroom and kitchenette as well as spaces for the intended population such as children's play with the ability to visually monitor and supervise.

Note to Applicant: This may be achieved by:

(a) Confirmation of the provision of indoor amenity area of at least 15 sq. ft. per unit; and

(b) Include a kitchenette and accessible washroom in the indoor amenity area to serve the resident needs.

1.6 Design development to encourage pedestrian activity and transitional spaces between the public and private spaces adjacent to the lane.

Note to Applicant: This can be achieved by:

(a) Providing landscape hedges/trees along the lane, where applicable, to improve the lane interface.

1.7 Design development to provide functional private outdoor open space or balconies for all dwelling units.

Note to Applicant: The intent is to provide a private individual open space for each dwelling unit. This can be achieved through the following:

(a) Providing balconies of dimensions with a minimum of 1.8 m x 2.7 m; and

(b) Locating balconies and private outdoor open spaces contiguously to primary living spaces such as living rooms.

1.8 Design development to mitigate the impacts on privacy and overlook between residential balconies.

Note to Applicant: The intent is to reduce privacy concerns between residential units. This can be achieved by:

(a) Providing privacy screens between unit balconies where needed to address privacy issues.

Landscape

1.9 Adherence to the guidelines set forth in the Southeast False Creek (SEFC) Public Realm Plan and Guide, in keeping with the general intent of these documents, as required, and in coordination with Engineering condition 2.1 and Urban Design condition 1.1.

Note to Applicant: Further refine the treatment of the public-private realm, referencing SEFC Public Realm Plan Sections 3.2.1 - 3.2.3. Special attention is needed for street tree planting, primary pedestrian linkages, dedicated greenways, and potential minor gateway opportunities, particularly along the Central Street.

Note to Applicant: Improve the balance between hardscape and softscape elements by incorporating additional layers of planting for visual interest and buffering. Enhance the north-south mid-block connection and the surface paving treatment, especially along the lane interface and drop-off court area.

1.10 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8" inch: 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.

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

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.

Note to Applicant: Soil volumes for tree planning, growing mediums and planting depths must exceed CSLA standards.

1.12 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report tree management plan.

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

1.13 Provision of an arborist “letter of undertaking” to include signatures by the owner and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

1.14 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 (604-257-8587) 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 6 cm calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

Housing

1.15 The proposed unit mix, including 73 studio units (20%), 166 one-bedroom units (45%), and 114 two-bedroom units (31%), and 18 three-bedroom units (5%) 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 rental units, designed to be suitable for families with children.

1.16 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 (Section 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 (Section 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 (Section 3.7.3); and

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

Sustainability

1.17 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended November 27, 2024) located here: https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf.

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

Engineering

1.18 Provision of a Construction Management Plan 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 [translink.ca]) 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.

1.19 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

1.20 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

1.21 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.

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

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

1.24 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"; and

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

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 guy wires 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:

(i) All portions of stairs, ramps, and retaining walls proposed at-grade within the required SRW areas along Main and Quebec Streets; and

Note to Applicant: The SRW areas are required to provide widened sidewalks which must be clear of any obstruction that prevents universally accessible public movement through the SRW area.

(ii) Any structures (including trees) proposed within the BC Hydro Right of Way (572862M) SRW Area shown on Explanatory Plan 11477; or make arrangements with BC Hydro for possible modification or relocation of the right of way.

(d) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

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. 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.

1.25 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 By-law and the *Transportation Demand Management (TDM) Administrative Bulletin*. These requirements will apply to site development permits following this rezoning.

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

(a) Class B spaces fully on private property.

1.27 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) 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

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

1.28 Provision of a Final Hydrogeological Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:

(a) An updated Groundwater Management Plan which includes:

(i) Results of the proposed additional work detailed Section 8.0 of the Preliminary Hydrogeology Report (dated October 10, 2023);

(ii) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval; and

(iii) Provision that every effort will be made to prevent or limit the long-term discharge of groundwater to the sewer system, with the details reflected in the Groundwater Management Plan;

(b) An updated Impact Assessment which achieves the following objective:

(i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion; and

(ii) Provision that peat will not be dewatered due to the associated risk of offsite settlement;

(c) Provision of immediate notification to the City of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases); and

(d) Submission of the anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct the discharge flow monitoring prior to Building Permit issuance for excavation.

Note to Applicant: The monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

1.29 Provision a sewer abandonment plan by the Developer's Engineer that details the following:

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

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

1.30 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: The Applicant shall 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 Staff to ensure adequate provisions for NEU compatibility are provided for in the heating and domestic hot water system design.

1.31 Demonstrate compliance to design provisions for NEU connection and compatibility prior to issuance of **Development Permit** for the following:

(a) Provide for an adequate and appropriate dedicated Energy Transfer Station (ETS) Room, located toward the Northwest corner of P1, along an exterior wall adjacent to existing NEU distribution piping and free of any other equipment or obstructions, for connection to the NEU;

Note to Applicant: Refer to the *NEU Connectivity Guidelines & Requirements* (Section 6.1) for complete set of ETS Room requirements that must be demonstrated. Applicant must coordinate with City Staff to ensure proposed ETS room location is acceptable.

Applicant to confirm if the ETS Room can be located toward the Northwest corner of P1 along an exterior wall in proximity to NEU piping infrastructure. If the ETS Room cannot be located in this area, the Owner will be responsible for the cost of pipe and installation from the NEU service location to the alternate ETS Room location, as approved by the General Manager of Engineering Services.

Final size of the ETS Room and the number of ETS required will depend upon heating load requirements and other considerations such as those of administration and practicality. Applicant must coordinate with City Staff to ensure proposed ETS Room location and size is acceptable.

Payment of the Connection Levy and any costs associated with an approved alternate location for the ETS room (if applicable), is payable prior to issuance of Building Permit, in accordance with Energy Utility System By-law No. 9552.

Contact Neighbourhood.Energy@Vancouver.ca.

(b) Confirm the dedicated ETS Room and its access route shall facilitate a minimum 1.83 m wide clear continuous pathway from the exterior of the development to the ETS Room, including double doorway entry (outward swing) where required, to accommodate installation of the pre-fabricated, skid-mounted ETS; and

Note to Applicant: It appears the proposed ETS Room has a single door and some parkade corridors are less than 1.8 m wide. Typical ETS skids are approximately 4 m x 1.8 m and approximately 1,800 kg. Sufficient space along access route is required to allow installation/maneuverability of ETS skids.

(c) Provision of the building mechanical system to utilize the NEU system for all the 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.

1.32 Provision of a NEU detailed HVAC and mechanical heating system design prior to issuance of Building Permit.

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

1.33 Provision of a Distribution Piping System (DPS) Relocation Plan for the NEU piping and infrastructure that conflicts with the proposed northern extent of Lots 6 and 8(N), prior to the issuance of Occupancy Permit.

Note to Applicant: The DPS Relocation Plan must be approved by NEU staff. Contact Neighbourhood.Energy@Vancouver.ca.

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

1.35 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.

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

1.36 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.

Building Grade design is in the preliminary state. Finalized building grades are required prior to Development Permit application.

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.

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, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the dedication of 6.0 metres of the site along Central Street, and 3.048 metres (10.0 ft) of the site on the north side for lane purposes.

Note to Applicant: A Subdivision Plan is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx.

2.2 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) Provide for a statutory right-of-way (SRW) in favour of the City for 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.

2.3 Provision of an SRW for public pedestrian use over a portion of the site, adjacent to Main and Quebec Streets, 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: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided. No development permit for the site will be issued until the security for the services are provided. 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. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

(a) Provision of adequate water service to meet the 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 Aplin & Martin Consultants Ltd. dated June 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 servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 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.

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 1527 Main Street does not require any sewer upgrades.

Development to be serviced to the existing 250 mm SAN and 250 mm STM sewers in Central Street.

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

(i) Minimum 1.2 m wide front boulevard;

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

(iii) Removal of the existing driveway crossings and reconstruction of the curb and gutter;

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

(i) Minimum 1.2 m wide front boulevard;

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

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

Note to Applicant: Road reconstruction on Quebec Street to meet City higher zoned, arterial standards.

(iv) Removal of the existing driveway crossings and reconstruction of the curb and gutter;

(v) Minimum 2.4 m wide raised asphalt protected bike lane;

(vi) Type E curb between the sidewalk and bike lane; and

(vii) Protected intersection corner;

(e) Provision for the construction of street improvements from the centerline of Central Street adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following:

(i) Full depth pavement reconstruction;

Note to Applicant: Road reconstruction to meet City higher zoned pavement structure.

(ii) New concrete curb and gutter;

(iii) Raised asphalt protected bike lane;

(iv) Public bike share station;

(v) Concrete sidewalk and boulevard; and

(vi) Curb ramps;

Note to Applicant: Central Street is identified as a greenway, which may include segments that are car-light to car-free. City will provide a geometric design for the required street improvements along Central Street (and the other frontages), pending further design work and consultation (if and as required).

(f) Provision for the construction of a new lane within the lane dedication area along the north side of the site, including any associated infrastructure such as:

(i) Full depth pavement construction including any associated drainage infrastructure; and

Note to Applicant: Lane construction to meet City "Higher-Zoned Lane" standards with a center valley cross-section. https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

(ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Main Street and Quebec Street;

(g) Provision of speed humps in the proposed new lane north of Central Street between Quebec Street and Main Street;

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

(i) Provision of Quebec Street and Central Street entire intersection street lighting upgrade to current City standards and IESNA recommendations;

(j) Provision of new or replacement duct bank that meets current City standard;

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

(k) Provision of lane lighting on standalone poles with underground ducts;

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.

(l) Provision of street trees where space permits; and

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.

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

Housing

2.5 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 secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's Secured Rental Policy, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

Public Art

2.6 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, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

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

Environmental Services

2.7 The following conditions must be met prior to enactment of the rezoning:

(a) Submit a site disclosure statement to Environmental Services;

(b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

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

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to 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-law and at no cost to the City.

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

* * * * *

1527 MAIN STREET
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

PROPOSED AMENDMENTS TO THE SOUTHEAST FALSE CREEK OFFICIAL DEVELOPMENT PLAN (BY-LAW NO. 9073)

1. In Table 1 of Section 4.2, Council:

   (a) in the line for Area 3C:

      (i) strikes out "145,618 m^2" under "Maximum permitted floor area for residential uses" and substitutes "172,973 m^2",

      (ii) strikes out "17,822 m^2" under "Maximum permitted floor area for non-residential uses other than cultural, recreational and institutional" and substitutes "18,540 m^2", and

      (iii) strikes out "163,440 m^2" under "Maximum permitted floor area for all uses" and substitutes "191,513 m^2".

   (b) in the line for "Total maximum permitted floor area for all uses":

      (i) strikes out "638,638 m^2" under "Maximum permitted floor area for residential uses" and substitutes "665,993 m^2",

      (ii) strikes out "35,760 m^2" under "Maximum permitted floor area for non-residential uses other than cultural, recreational and institutional" and substitutes "36,478 m^2", and

      (iii) strikes out "673,398 m^2" under "Maximum permitted floor area for all uses" and substitutes "702,471 m^2".

2. In subsection 4.3.1(b), Council:

   (a) in clause 4.3.1(b)(i), strikes out "." and substitutes ", and"; and

   (b) adds a new clause (ii) as follows:

   "(ii) with respect to the site at 1527 Main Street in Area 3C, is to achieve a floor space ratio of 6.0, prior to any dedications.".

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

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

"1527 Main Street [CD-1 #] [By-law #] C-2"

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

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

"[CD-1 #] [By-law #] 1527 Main Street"

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1527 MAIN STREET
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

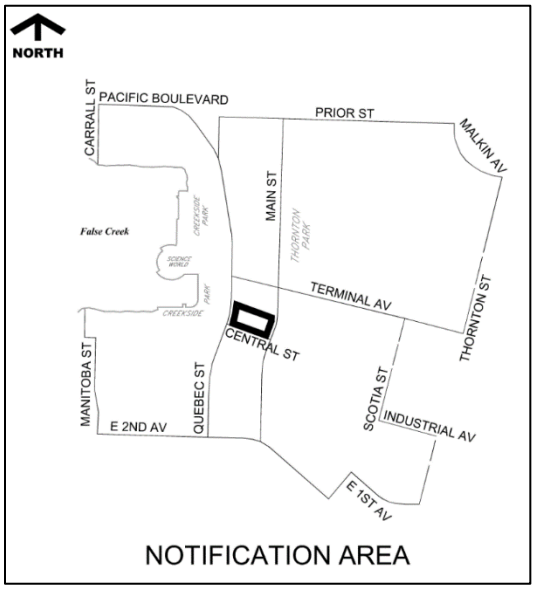
	Date	Results
Event		
Question and Answer Period (City-led)	October 16, 2024 – October 29, 2024	253 participants (aware)* • 94 informed • 12 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Q&A Period	October 9, 2024	4,244 notices mailed
Public Responses		
Online questions	October 16, 2024 – October 29, 2024	4 submittals
Online comment forms • Shape Your City platform	September 2024 – March 2025	40 submittals
Overall position • support • opposed • mixed	September 2024 – March 2025	40 submittals • 29 responses • 4 responses • 7 responses
Other input	September 2024 – March 2025	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September 2024 – March 2025	3,406 participants (aware)* • 759 informed • 44 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Neighbourhood and development:** The proposed development is supported in this area. The development is desirable and will positively impact the community.
- **Commercial and Retail:** Due to the location of the development, commercial and retail space is supported.
- **Density and housing:** The proposed increase in density is justified by the addition of much-needed housing units.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in the area. Extra density in the neighbourhood would not be preferred as well.
- **Sunlight and views:** The proposed development would block neighbouring apartments' sunlight and views.
- **Design and neighbourhood character:** The development is unattractive and takes away the neighbourhood character, history, and natural environment.

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:

- The design of the development is attractive.
- Development is supported given proximity to transit hubs, sustainable travel options and high traffic area.

General comments of concern:

- Area lacks existing amenities and infrastructure to accommodate density and will also displace businesses.
- Construction noise will negatively affect the neighbourhood.
- The area does not support additional housing due to concerns about affordability and the potential decline in nearby property values.
- The proposed building does not have sufficient parking and worsen parking in the surrounding area.

Neutral comments/suggestions/recommendations:

- The building height should be taller due to its proximity to transit, significant pedestrian traffic and to increase affordability.
- Alternative amenities such as grocery stores are preferred in the area.
- Development should have more security support.
- There are concerns with design of the building.

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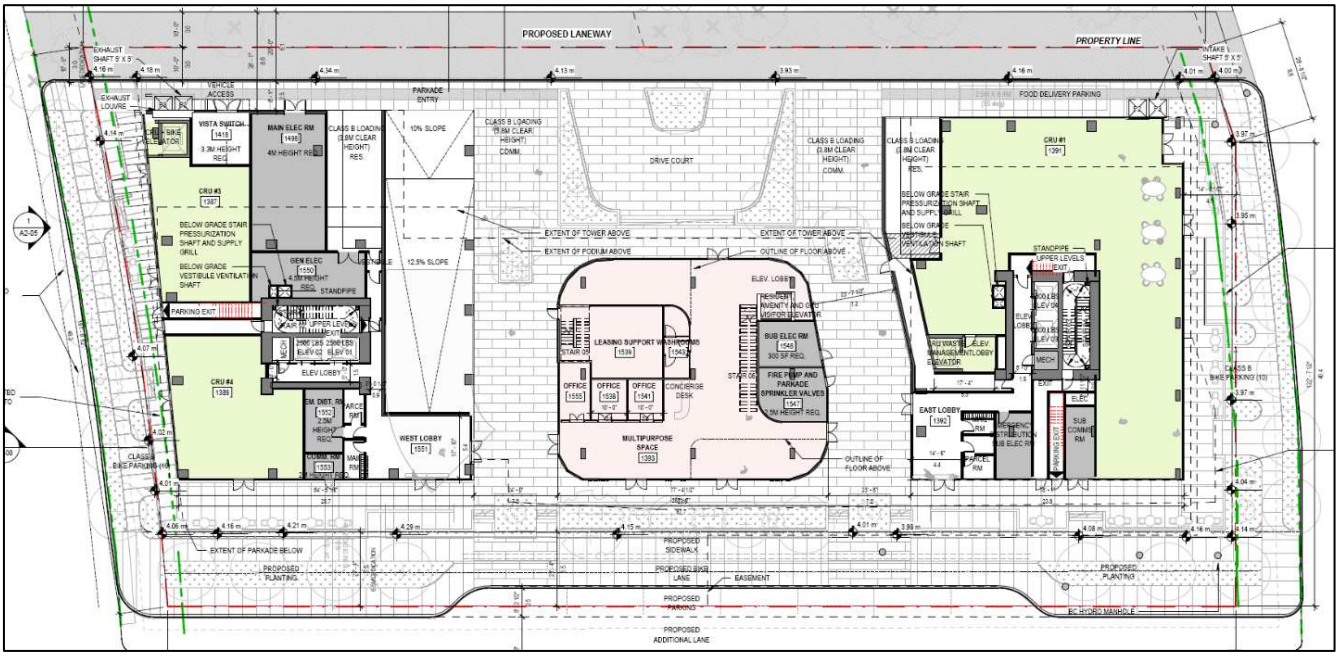
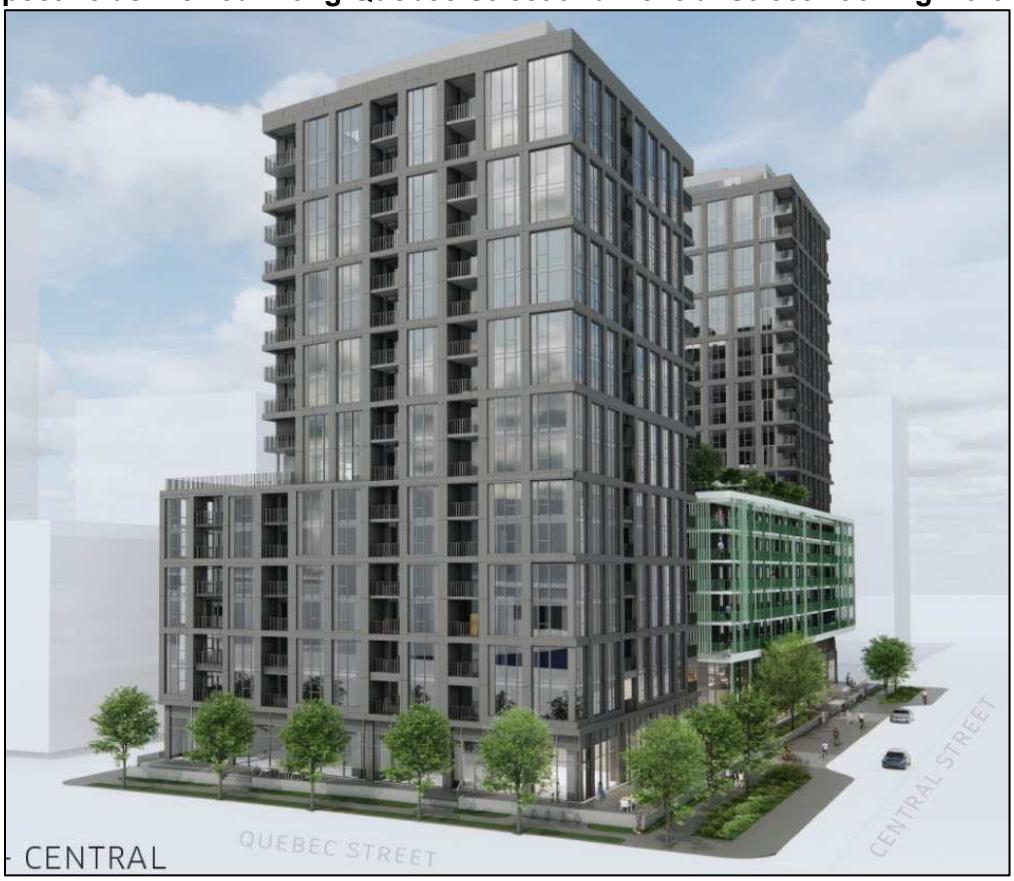
1527 MAIN STREET
FORM OF DEVELOPMENT DRAWINGS

Ground Floor Plan

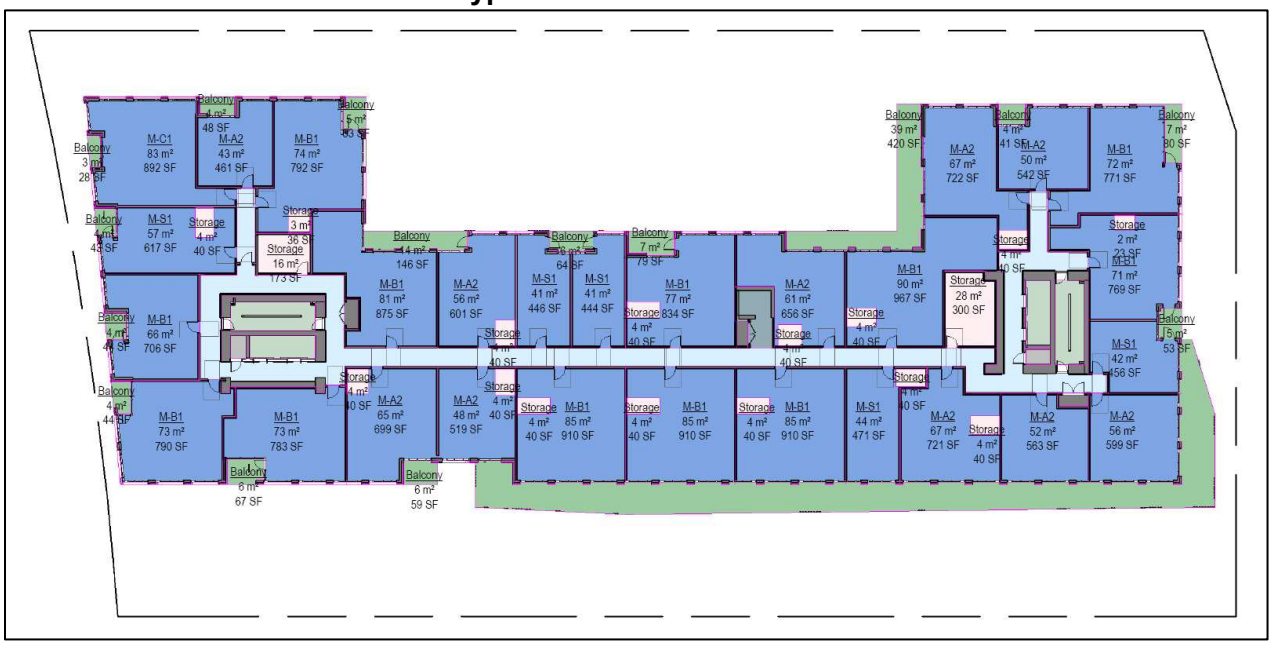


Perspective as Viewed Along Quebec Street and Central Street Looking Northeast

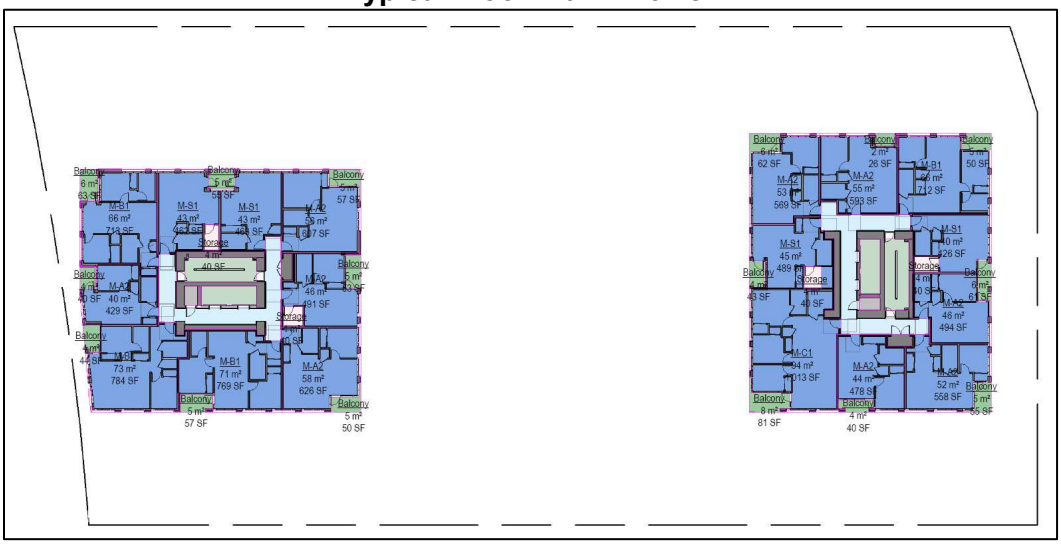


Perspective as Viewed Above Main Street and Central Street Looking Northwest

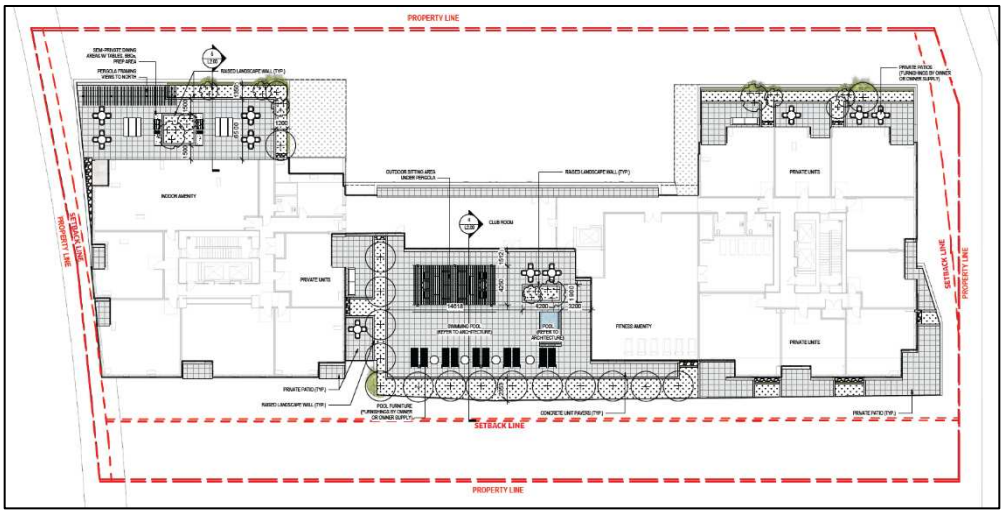
Typical Floor Plan – Podium



Typical Floor Plan – Tower

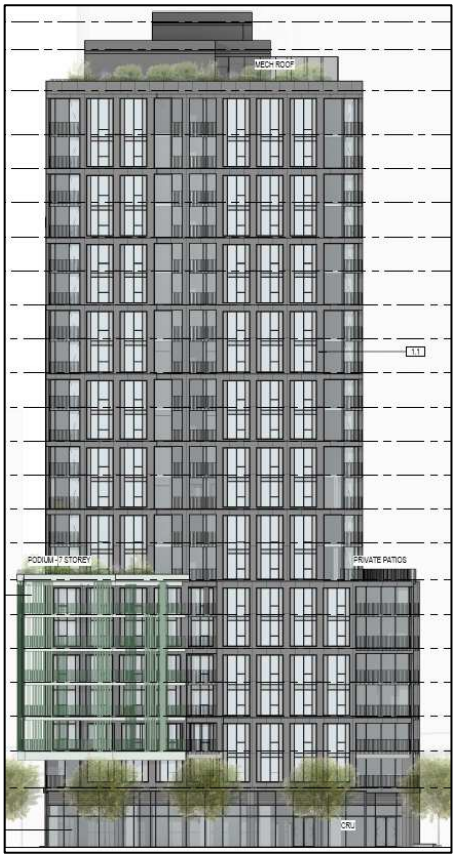


Roof Plan – Podium



Roof Plan – Towers

East Elevation



West Elevation

South Elevation

North Elevation

* * * * *

1527 MAIN STREET
PUBLIC BENEFITS SUMMARY

Project Summary

A mixed-use development with 17-storey and 21-storey buildings connected by a seven-storey podium, with 371 rental units, and commercial space on the ground floor.

Public Benefit Summary:

371 rental units, secured with a Housing Agreement for the greater of 60 years and the life of the building, a DCL payment, and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	FC-1	CD-1
FSR (site area of 4,678.8 sq. m / 50,362 sq. ft.)	5.0	6.0
Buildable Floor Space	23,394.0 sq. m (251,811 sq. ft.)	28,072.8 sq. m (302,173 sq. ft.)
Land Use	Commercial	Mixed-Use Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1]	$7,136,386
Utilities DCL[1]	$4,414,534
SEFC Area-Specific DCL[1]	$6,596,827
Public Art[2]	$598,302
TOTAL	**$18,746,049**

Other benefits (non-quantified): 371 rental units secured through a Housing Agreement for the greater of 60 years and the life of the building.

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

[2] 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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1527 MAIN STREET
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Address	Property Identifiers (PIDs)	Legal Description
1527 Main Street	008-918-031	Lot A Block 34 District Lots 200A and 2037 Plan 12286

Applicant Information

Owner	1527 Main Property (Nominee) Ltd.
Architect	DIALOG BC Architecture Engineering Interior Design Planning Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	FC-1	CD-1
Site Area	4,678.8 sq. m (50,362 sq. ft.)	4,678.8 sq. m (50,362 sq. ft.)
Land Use	Commercial	Mixed-Use Residential
Maximum Density	5.0 FSR	6.0 FSR
Floor Area	23,394.0 sq. m (251,811 sq. ft.)	28,072.8 sq. m (302,173 sq. ft.)
Maximum Height	22.9 m (75 ft.)	Sub-area A Top of Parapet: 55.3 m (181 ft.) Sub-area B Top of Parapet: 67.2 m (220 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 201 Bicycle Parking 688 Loading Spaces 6 To be confirmed at development permit stage
Natural Assets	No existing on-site By-law trees and 3 City trees	2 City trees to be retained 1 City tree to be removed 83 new on-site and City trees To be confirmed at development permit stage

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