

CD-1 (672)
Back-up Notes Summary Page
2106-2138 Main Street

BY-LAWS

CD-1 (672) - By-law No. 11888 and any subsequent amending by-laws
http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=11888

Consequential By-laws

Noise [No. 11904](#) Schedule B <http://bylaws.vancouver.ca/6555c.pdf>

Sign [No. 11905](#) Schedule A, B (C-3A) <http://bylaws.vancouver.ca/consolidated/11879.pdf>

POLICIES and GUIDELINES

Mount Pleasant Community Plan (2010) and Implementation Policy (2013)
Green Buildings Policy for Rezoning (2010, last amended in 2016)
Vancouver Neighbourhood Energy Strategy (2012)
Neighbourhood Energy Connectivity Standards - Design Guidelines (2014)
High-Density Housing for Families with Children Guidelines (1992)
Community Amenity Contributions - Through Rezoning (1999, last amended 2016)
Financing Growth Policies (2003)

PUBLIC HEARINGS - Minutes, Reports, Posted By-laws, etc.

PH Date *February 21, 2017* - Item 1 - <http://council.vancouver.ca/20170221/phea20170221ag.htm>

Summary – To rezone 2106-2138 Main Street from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a stepped six-storey mixed-use building with 51 market residential units and ground-floor commercial spaces. A height of 22.5 m (73.75 ft.) and a floor space ratio (FSR) of 3.0 are proposed.

By-law enacted on *September 19, 2017*