

## CD-1 (684)

### Back-up Notes Summary Page

1837-1847 Main Street, 180 E 2nd Avenue, and 157-185 E 3rd Avenue

#### BY-LAWS

CD-1 (684) - By-law No. 11944 and any subsequent amending by-laws

[http://app.vancouver.ca/bylaw\\_net/Report.aspx?bylawid=11944](http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=11944)

#### Consequential By-laws

Noise No. 11948 Schedule B <http://bylaws.vancouver.ca/6555c.pdf>

Sign No. 11957 Schedule A, C-3A <http://bylaws.vancouver.ca/consolidated/11879.pdf>

#### POLICIES and GUIDELINES

- Mount Pleasant Community Plan (2010)
- Mount Pleasant Community Implementation Plan (2013)
- Housing and Homelessness Strategy – 2012-2021 (2011)
- Mayor's Task Force on Housing Affordability with Council approved action plan (2012)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2009, last amended 2014)
- Urban Agriculture for the Private Realm (2009)
- Development Cost Levies Information Bulletin (last amended July 2015)
- Community Amenity Contributions — Through Rezonings (1999, last amended 2014)
- Public Art Policy for Rezoning Developments (1994, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2011)
- 2008/2013 Culture Plan and Strategic Directions
- 2008/2014 Cultural Facilities Priorities Plan and Directions
- 2011 Artist Studio Regulatory Review.

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

PH Date *November 24, 2015* - Item 5 - <http://council.vancouver.ca/20151124/phea20151124ag.htm>

Summary - To rezone 1837-1847 Main Street, 180 East 2nd Avenue and 157-185 East 3rd Avenue from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of a 12-storey mixed-use building with 256 dwelling units, of which 30 are secured social housing units, along with 4,000 sq. ft. of secured cultural amenity space for use as artist production space. Retail uses are proposed on grade and a public plaza located adjacent to the rear lane. A height of 35.83 m (117.6 ft.) and a floor space ratio (FSR) of 5.50 are proposed.

By-law enacted on *October 31, 2017*