

**Project Data**

STREET ADDRESS: 1837-1847 Main Street and 180 E 2nd Avenue  
 LEGAL DESCRIPTION: PID:015-527-409  
 Amended Lot 6 (see 318655L) Except Part in Explanatory Plan 7242 Block 14 District Lot 200A Plan 197 ("Lot 6")  
 PID:015-527-468  
 Amended Lot 7 (see 318656L) Block 14 District Lot 200A Plan 197 ("Lot 7", together with Lot 6 known civically as 180 East 2nd Avenue)  
 PID:015-527-506  
 Lot 8 Block 14 District Lot 200A Plan 197 ("Lot 8")  
 PID:015-527-531  
 Lot A (Explanatory Plan 5598) Block 14 District Lot 200A Plan 197 ("Lot A", together with Lot 8 known civically as 1837 Main Street)  
 PID:015-527-514  
 Lot 11 Block 14 District Lot 200A Plan 197 ("Lot 11" known civically as 1847 Main)

SITE AREA: 33746 SQ.FT. (3135.1 SM)

Existing Zoning IC-2  
 Proposed Development CD-1

Proposed IC-2 zoning characteristics:

FSR:	MARKET RESIDENTIAL	4.615	155700 SQ.FT.
	MARKET CRU	0.385	13000 SQ.FT.
	TOTAL MARKET FSR	5.0	168700 SQ.FT.
	NON MARKET RESIDENTIAL	0.50	16900 SQ.FT.
	TOTAL FSR	5.50	185600 SQ.FT.

EXCLUSION:	MARKET STORAGE	8920 SQ.FT.
	MARKET AMENITY	1310 SQ.FT.
	NON MARKET STORAGE	1200 SQ.FT.
	NON MARKET AMENITY	525 SQ.FT.
	CULTURAL AMENITY	3500 SQ.FT.
TOTAL EXCLUSION	15455 SQ.FT.	

GROSS AREA: 201055 SQ.FT.

Parking	297 stalls
Loading	2 Class A
	2 Class B
Bicycle Area	325 Class A
	12 Class B

**Main Street + East 2nd Avenue**

We believe that the proposed development responds to the urban design guidelines and policies outlined in the recent Mount Pleasant Community Plan documents and that it will be a catalyst for renewal of this northern segment of Main Street on the edge of Mount Pleasant.

The proposed development is at the northern entry to the Mount Pleasant Neighborhood and will mark the gateway to Mount Pleasant for those traveling south along Main Street. The design response is shaped by the surrounding context of arterial roads and adjoining commercial development as well as the aspirations of the neighborhood as expressed in the Mount Pleasant Community Plan and the workshop sessions that we have had with them.

**Community Engagement**

We have had the opportunity to meet on four occasions with members of the community at Mount Pleasant Neighborhood House; once in the spring and once summer of 2012 as well as in March and June of 2013. The first meeting explored the opportunities and challenges of the site and defined a community process for moving ahead. The second meeting, hosted by the City of Vancouver, discussed three Options for the site. The third and fourth meetings presented this current revised scheme that responds to many of the issues raised in earlier discussions. The meetings were very helpful in developing an understanding of the urban design issues that were of concern and of the types of uses that would be most desirable in the neighborhood.

**Parking and Loading**

All vehicle parking would be below grade, accessed from the lane to the west of the site. Loading for the ground floor retail uses and for the residences would be at the courtyard level. The incidental use of the courtyard by utility vehicles is seen to be in keeping with the ad-hoc commercial/community uses that animate this space.

**Sustainability**

The proposed development will be designed to achieve a LEED Gold Certified status. Its location on two major transit arteries and close to cycle routes and community services, will support a reduced reliance on motor vehicles for transportation.

*Envelope* – The building envelope will be designed to respond to the varying orientations of the building facades. Overhanging balconies, louvers or vertical screens will mitigate solar gain on southern, eastern or western facades. The use of durable cladding materials, will further enhance the sustainability of the project. These materials also speak to the heritage character of many of the original buildings along the Main Street corridor.

Energy demand will be further reduced through the use of high performance glazing systems and high efficiency heating and lighting systems.

*Landscape* – The project will pursue opportunities to green or otherwise landscape most of the roof surfaces, both as an amenity to the residents and to reduce rainwater run-off. Portions of the roof-top will also be dedicated to urban agriculture, while other areas will used as amenity/lounge space for residents. The courtyard and street frontages will also be enhanced with tree and shrub planting to reduce the heat island effect and bring nature into the site.

**Public Benefits**

**Non-Market Housing**

The proposal includes 16,900 SF or 1,570 SM of non-market rental housing that will be comprised of 30 units owned by the city. These 30 units of housing will be provided to qualified Mount Pleasant residents significantly below market value and a method to retain this local attainable housing in the long term will be explored with the City of Vancouver.

**Cultural Amenity - Artist Production Spaces**

The project offers 3,500 SF, 325 SM of Artist Production spaces, as suggested by neighborhood residents. This facility fronts onto East 3rd Ave. for maximum exposure and is also linked to the internal courtyard space. Programming of these internal and external spaces would be further explored with the neighborhood groups to determine uses and appropriate design features. The prospect of the new Emily Carr facility being established in the Great Northern Way Campus also speaks to the relevance of new Artist Production Spaces for the arts in this neighborhood.

**Urban Agriculture**

Portions of the rooftop will be offered to the residents for urban agriculture.

**Public Plaza**

The public plaza lays at the heart of the proposal, offering an outdoor public place easily accessible to pedestrians. The proposal has been designed around this space so that it received a maximum amount of sunlight throughout the year. And it's location along the lane will help promote laneway activation as well as strengthen the pedestrian network across the neighbourhood.

This new project is seen as a benchmark development, incorporating many of the elements that the Mount Pleasant Community Plan document anticipates in the future growth of the neighborhood. We understand that the rezoning process in this neighborhood will require an ongoing dialogue with both City Staff and the neighborhood stakeholders. We welcome the opportunity to continue to refine the development proposal in collaboration with all parties.