

NOTICE OF OPEN HOUSE AND PUBLIC HEARING

February 19, 2013

Dear Sir and/or Madam:

**RE: Proposed Rezoning at 1729-1735 East 33rd Avenue -  
Invitation to Community Open House and Notice of Public Hearing**

The City of Vancouver has received revisions to the application by Cedar Cottage Cohousing Company to rezone 1729-1735 East 33rd Avenue from RS-1 (Single Family) District to a CD-1 (Comprehensive Development) District. Changes to the application from the iteration previously presented to the public include:

- Reduction in maximum height from 12.1 m (39.8 ft.) to 10.7 m (35.1 ft.) along East 33rd Avenue and a maximum height of 8.7 m (28.5 ft.) at the lane;
- Reduction in the maximum gross floor space ratio (FSR) to 1.10;
- Revisions to the building form, massing and setbacks.

A community open house will be held in order to provide an update on these revisions.

**Date:** Thursday, March 7, 2013

**Time:** 4:30 - 7:30 pm

**Location:** Kensington Community Centre, Board Room, 5175 Dumfries Street

The rezoning application has been referred to a Public Hearing, scheduled for Tuesday, March 12, 2013 at 6 pm. Anyone who considers themselves affected by the proposal may speak directly to City Council at the Public Hearing. Please see the reverse of this letter for more information.

Yours truly,



Farhad Mawani  
Rezoning Planner

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FM/ws

1729-1735 E 33rd Ave - Notification Letter (PH 2013-03-12) - 2013-02-19.DOCX

## NOTICE OF PUBLIC HEARING

Vancouver City Council will hold a Public Hearing:

**Tuesday, March 12, 2013, at 6 pm**  
**City Hall, 453 West 12th Avenue**  
**Third Floor, Council Chamber**

to consider amendments to the Zoning and Development By-law for this location:

**1729-1735 East 33rd Avenue**

If approved, the zoning would change from RS-1 (One-Family) District to CD-1 (Comprehensive Development) District. The proposal is for a three-storey building containing 31 units of strata-titled market housing within a cohousing community, of which two units will be required to be rental. A floor space ratio (FSR) of 1.1 and total floor area of 3 024 m<sup>2</sup> (32,550 sq. ft.) are proposed.

### FOR MORE INFORMATION ON THIS APPLICATION:

*vancouver.ca/rezapps* or **604.873.7038**

Anyone who considers themselves affected by the proposed by-law amendments may speak at the Public Hearing. Please register individually before 5 pm, March 12, 2013, by emailing *publichearing@vancouver.ca* or by calling **604.829.4238**. You may also register in person at the door between 5:30 and 6:00 pm on the day of the Public Hearing. You may submit your comments by email to *mayorandcouncil@vancouver.ca*, or by mail to: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, 3rd Floor, Vancouver, BC, V5Y 1V4. All submitted comments will be distributed to Council and posted on the City's website. Please visit *vancouver.ca/publichearings* for important details.

Copies of the draft by-laws will be available for viewing starting March 1, 2013 at the City Clerk's Department in City Hall, 453 West 12th Avenue, 3rd Floor, and in the Planning Department, East Wing of City Hall, Third Floor, Monday to Friday from 8:30 am to 4:30 pm. All meetings of Council are webcast live at *vancouver.ca/councilvideo*, and minutes of Public Hearings are available at *vancouver.ca/councilmeetings*. (Minutes are posted approximately two business days after a meeting.)

### FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING REGISTERING TO SPEAK:

*vancouver.ca/publichearings*

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