



4896 4888 Lane 1719 1723 Vancouver Cohousing 1749 1757 1765 1773

### EAST 33RD AVE. STREET ELEVATION

### EAST 33RD AVE. NEIGHBOURHOOD CONTEXT



### Variances Sought by the Application

#### Height

The application is seeking a height variance from 10.7 m to 11.480 m (from 35' to 37'8").

The building height is principally driven by the atrium, which needs to maintain a volume above the covered street for a smoke reservoir. The site's natural grading allows for this smoke reservoir to be preserved, while maintaining the appearance from the street of a smaller building as shown to the left of this text.

Moreover, the height is consistent with other permitted projects in the area which read as three story buildings from the street, as these local examples shown on the following page.

For context, we also provide some examples of building massing in the area.