

3 June 2011

Planning Department
City of Vancouver
435 W 12th Avenue
Vancouver, BC V5Y 1V4

Attention: Alison Higginson, Rezoning Planner

111 E 8 Avenue
Vancouver BC
Canada V5T 1R8

**Re: Rezoning resubmission
236 East Broadway**

t 604.739.3344
f 604.739.3355
1.877.737.3344

Dear Ms Higginson,

We write regarding the above referenced rezoning application submitted on 26 July 2010. As requested, we have attached the following documents:

info@actonostry.ca
www.actonostry.ca

- 7 copies of revised 11x17 drawings dated 2 June 2011;
- 5 copies of 22x34 drawings dated 2 June 2011;
- revised Rezoning Application form;
- revised STIR Facts Sheet.

Principals
Russell Acton MAIBC FRAIC
Mark Ostry MAIBC FRAIC

Background

The 26 July 2010 Rezoning submission was presented at the 20 March 2011 Community Review Workshop along with additional street level renderings and urban design diagrams. This scheme proposed a 26 storey high-rise at the South East corner of the site.

Associates
Alan Davies MAIBC LEED AP
Alex Percy MArch IA
Susan Ockwell MAIBC LEED AP

Feedback received from the workshop was reviewed in consultation with the City of Vancouver Planning Department and as discussed, a revised scheme was developed and presented at the 12 April 2011 Public Open House. This scheme proposed a reduction in building height to 19 storeys and revised massing of the townhouse forms. The FSR density remains as presented at the Open House, however a portion of the exterior area (balconies and walkways) has now been included in the FSR.

LEED Canada
Green Building Council

Further to documents presented at the Public Open House, we summarize the following revisions to the 26 July 2010 rezoning application:

1. **Building height** (storeys)
19 storeys (reduced from 26 storeys).
2. **Floor Space Ratio**
The FSR has been revised to 5.48 (reduced from 6.44). The FSR now includes the exterior walkway circulation and excess balcony area beyond the maximum permitted 8% of residential area. These areas were previously excluded on the Open House documents.

3. **Unit totals**

Unit total 241 (reduced from 268) comprised of:

- a) 20 STIR units (reduced from 62)
- b) 221 Market units (increased from 206)

4. **Parking and Loading**

Engineering services has applied a revised parking calculation, resulting in the following totals:

Commercial parking: 98 spaces (increased from 67 spaces)

STIR parking: 10 spaces (reduced from 33 spaces)

Car Share: 2 spaces (no change)

STIR Visitor parking: 2 spaces

Market residential parking: 180 spaces (increased from 173 spaces)

Loading: reduced by 1 Class A residential loading space. There are no other changes to the loading spaces.

5. **Building Height**

The building height at 10th and Kingsway was originally dimensioned at 74.96m.

The height at this location has now been reduced to 64.44m. We note the following floor to floor heights have been adjusted:

- a) Levels 1 and 2. These levels have been increased by approximately 775mm each.
- b) Level 3 courtyard has been raised by 500mm to accommodate the landscaped roof assembly.
- c) Levels L4 – L19 have been increased by 150mm per floor.

Please do not hesitate to contact us should you require any clarifications.

Regards,



Alan Davies MAIBC, MRAIC, LEED AP
Associate

encl STIR Fact Sheet

Revised Rezoning Application form

Letter dated 3 June 2011 from Bunt & Associates

cc Luke Harrison: Rize Alliance Properties