

February 25, 2011

NOTICE OF REZONING APPLICATION AND INVITATION TO COMMUNITY WORKSHOP

Dear Sir and/or Madam:

**RE: Proposed Rezoning of 228, 236 and 246 East Broadway and 180 Kingsway
(Broadway, Kingsway, 10th Avenue and Watson Street - See Map on Reverse)**

The City of Vancouver has received an application from Acton Ostry Architects Inc. to rezone the block bounded by Broadway, Kingsway, 10th Avenue, and Watson Street from C-3A (Commercial) District to a CD-1 (Comprehensive Development) District to allow development with a mixed-use commercial and residential project, including the following components:

- a 6- and 7-storey base with retail and commercial uses at grade on the Broadway, Watson Street, and Kingsway frontages and residential units above;
- a 26-storey residential tower at the 10th Avenue and Kingsway corner;
- 62 rental dwelling units and 206 market dwelling units (total 268 units);
- a 9,200 sq. ft. artist production space at the 10th Avenue and Watson Street corner;
- 6,600 sq. ft. of additional public open space at street level through additional sidewalk widths;
- 362 bicycle parking stalls;
- three levels of underground parking for 319 vehicles; and
- access to parking and loading facilities on the Watson Street frontage.

A facilitated Community Workshop will be held to discuss the project. The details are as follows:

Date: March 20, 2011
Time: 12:00 Noon - 4:30 p.m.
(Doors open at 11:30 for viewing the proposal)
Place: Native Education College, 285 East 5th Avenue

RSVP REQUIRED - Please contact us as soon as you can to confirm your attendance at the Workshop. We need to know the number of participants in order to properly plan the event. RSVP to:

Nancy Wormald - (604) 873-7388
nancy.wormald@vancouver.ca

The workshop will begin with brief presentations regarding the City's rezoning process, an overview of the recently approved Mount Pleasant Community Plan as it relates specifically to this site, and a description of the rezoning application that has been submitted. During the workshop we intend to collect neighbourhood input on several different aspects of the project through small group discussions and reporting out.

A follow-up Open House event is planned for April 12 at Heritage Hall, 3102 Main Street. This will be a drop-in event so that the community can view the response made by the project design team to the input

provided at the March 20th workshop, and provide additional comments. The Open House will run from 4:00 p.m. to 9:00 p.m.

If you are unable to attend the March 20th workshop, please consider sharing your comments via letter, email or online at vancouver.ca/rezapps. The drawings and information about the project are posted there.

All community input will be taken into account in our analysis of the application and ultimately staff's recommendations to City Council. Council will consider policies, the public interest and staff recommendations when making its decision to approve or deny the rezoning application.

If you would like to view the plans which have been submitted with the application, please enquire at the Planning Department reception desk on the Third Floor, in the East Wing of City Hall, at 2675 Yukon Street. For additional information you can also contact the applicant, Alan Davies, Acton Ostry Architects Inc. at 604.739.3344.

The Freedom of Information and Protection of Privacy Act deems any response to this notification to be public information. If you have contracted to sell or lease all or part of your property to any person, firm, or corporation, we strongly urge you to deliver this courtesy notification letter, as soon as possible, to the prospective buyer or tenant.

If you have any questions or would like to discuss the application, please call me at 604.873.7727. You may also send written comments to me at the address below, by fax to 604.873.7060, by E-mail to alison.higginson@vancouver.ca, or online through www.vancouver.ca/rezapps.

Yours truly,



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