

January 15, 2010

NOTICE OF REZONING APPLICATION AND PUBLIC OPEN HOUSE

Dear Sir and/or Madam:

RE: 606 Powell Street - Proposed Rezoning

On December 19, 2007, Council unanimously approved the staff recommendations on the City/Province Social and supportive Housing Partnership and Memorandum of Understanding (MOU). This initiative acts on and supports a number of key City policies regarding homelessness and housing including the Homeless Action Plan and the Supportive Housing Strategy. Council adopted the Supportive Housing Strategy including recommendations to balance geographically new supportive housing across the city in zones where apartments are permitted. The Province (BC Housing) is advancing funds for the development of 12 sites of which this is one. For more information regarding the MOU, the Supportive Housing Strategy and the subject site (606 Powell Street) please refer to the following City web pages:

<http://vancouver.ca/commsvcs/housing/reservedsites/owned/606PowellSt.htm>

<http://vancouver.ca/commsvcs/housing/supportivehousingstrategy/index.htm>

<http://vancouver.ca/commsvcs/planning/rezoning/applications/606powell/index.htm>

We have received a Rezoning Application from NSDA Architects for 606 Powell Street. The proposed rezoning would change the zoning from DEOD (Downtown Eastside Oppenheimer) District to a Comprehensive Development (CD-1) District. The purpose of the requested rezoning is to develop the site with a 10-storey building with Commercial space at-grade on Powell Street; Raincity Housing and Support Society office on the second floor; and 146 Social Housing units. The development statistics associated with this application are:

Gross Floor Area:	approx. 116,480 sq. ft.
Total Dwelling Units:	146 units
Floor Space Ratio (FSR):	5.05
Building Height:	approx. 35.3 m (115.8 ft.)
Vehicle parking spaces:	33 spaces
Loading spaces:	1 space

Attached for your information are details regarding the operation of the proposed development.

We would like to invite you to a public open house which will provide you the opportunity to meet the applicant team and learn more about the proposed development:

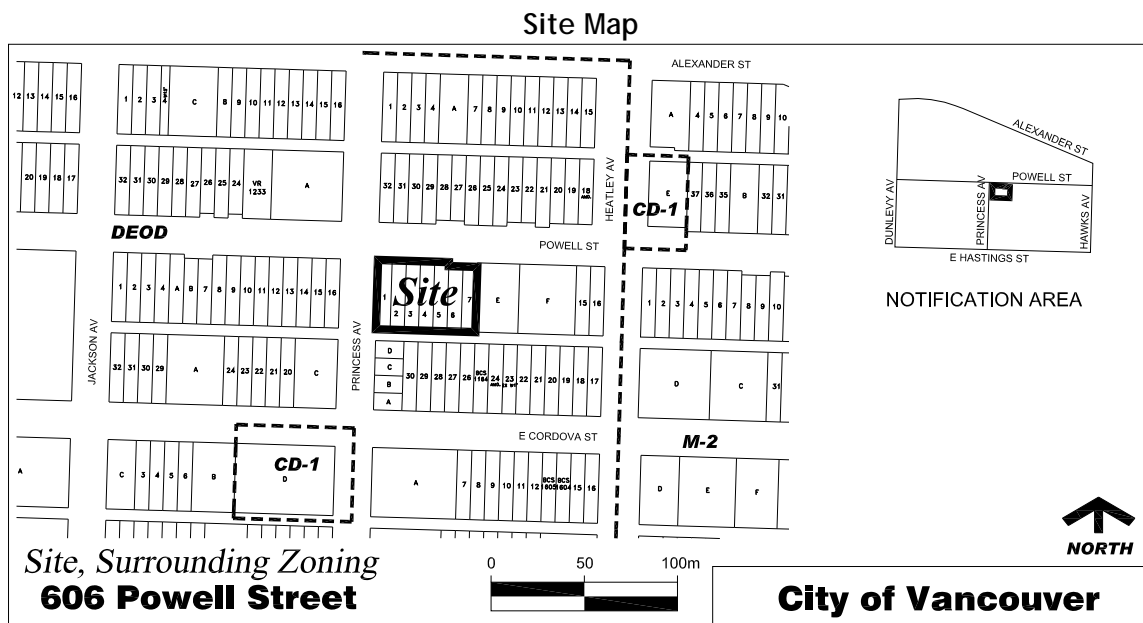
Date:	January 28, 2010
Time:	4:00 - 8:00 p.m.
Location:	Japanese Language School & Hall (487 Alexander St.)

We welcome your written comments (letter or e-mail) regarding the project on, or before March 1, 2010, to be considered as part of the rezoning application's review. Written comments will be accepted from interested parties up to the date of decision.

The rezoning application for the project will be considered by Council at a Public Hearing. You will be informed by mail of the date of the Public Hearing, once the item has been scheduled. After Council has made a decision on the rezoning application, the Director of Planning will consider the development application for the site.

If you would like to see 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 between 8:30 a.m. and 4:30 p.m., Monday through Friday. For additional information you can also contact the applicant, Larry Adams at 604.669.1926.

Please note that all comments and response to this notification are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information) where such disclosure would be an unreasonable invasion of personal privacy. 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 Andrea Gillman, Housing Planner at 604.873.7542. You may also send written comments to the address below, by fax to 604.871.6488 or by E-mail to andrea.gillman@vancouver.ca.

Yours truly,

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 Rezoning Planner
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