

October 3, 2011

Note: 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.

Dear Sir and/or Madam:

**RE: 1241 Harwood Street (Formerly: 1245 Harwood Street)
Development Application Number DE415100**

We have received a new Development Application from Bing Thom Architects to develop the existing site at the above-noted address.

You may recall that earlier this year, City Council considered an application (DE414280) which included retention of the existing heritage building, loss of the existing tulip tree, and construction of a new 18 storey residential tower on this site. That application proposed to vary the maximum permitted Floor Space Ratio (FSR) on the site, in exchange for securing the municipal designation and long term preservation of the existing heritage resource.

Following a detailed review and recommendation with respect to DE414280, on May 31, 2011 City Council moved:

THAT staff be directed to consider further options for the Heritage Designation and Heritage Revitalization Agreement at 1245 Harwood Street which might include the retention of the large tree shared with the neighbour, given the expressed willingness of the adjacent owner to cooperate in its retention.

Given this direction from City Council, Bing Thom Architects have submitted a new development application (DE415100) with the following details:

- removal of the existing heritage house, and construction of a new 17 storey residential building containing a total of 36 dwelling units;
- retention of the existing tulip tree on the site;
- one level of underground parking (containing 19 parking spaces) having access from Harwood Street, and two separate detached garages (each containing 5 parking spaces) having access from the lane; and
- a total floor space ratio (FSR) of 2.20, which may be conditionally permitted under the existing RM-5A zoning.

There are three upcoming dates you may wish to note:

1. The applicant will be hosting an “open house” to provide more information on this proposal. Members of the applicant team and City staff will be present to answer questions about the proposal and the City’s review process. This event has been scheduled for **Monday, October 24, 2011**, at Gordon Neighbourhood House (1019 Broughton Street) from 6:30 pm to 8:30 pm.
2. The City welcomes your written comments, by letter or e-mail, on this development application. Comments should be received **on, or before, November 11, 2011**, however comments will also be considered up until the date of decision. To assist you, a glossary of key technical terms and a brief explanation of the application process is posted on our Website at: vancouver.ca/devapps
3. This application has been proposed under the existing RM-5A zoning of the site, and requires a decision by the Development Permit Board. More information on the Development Permit Board may be found at:
<http://vancouver.ca/commsvcs/planning/dpboard/DPBOARD.HTM>

This application is scheduled to appear at the Board’s meeting on **December 12, 2011**, beginning at 3:00 p.m. in Council Chambers, 3rd Floor, City Hall (Main Building). You or a representative may attend the meeting, and request to be added to a speakers list to address the Board.

In reviewing this application, and before making a decision, the Development Permit Board will also need to consider City by-law regulations, policies and guidelines. Once a full application review is completed, a decision will be made. If you respond to this notification, we will keep you informed by re-notifying you as to the decision.

The submitted plans may be viewed at the Project Facilitator’s office, 3rd floor, East Wing of City Hall at 2675 Yukon Street between 8:30 a.m. and 4:30 p.m., Monday through Friday. Copies of City By-law regulations, policies and guidelines are available at the City’s website at <http://www.vancouver.ca/commsvcs/bylaws/bylaw1.htm> or either the Enquiry Centre or the Central Public Library (350 West Georgia Street).

Please note that all comments and responses 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 a disclosure would be an unreasonable invasion of personal privacy.

Yours truly,



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