

NOTICE OF REZONING APPLICATION & PUBLIC OPEN HOUSE

May 2, 2008

Dear Sir/Madam:

RE: Proposed Rezoning of 1202-1215 Bidwell Street & 1702-1726 Davie Street
(See Map on Reverse)

We have received an application from Henriquez Partners Architects on behalf of Millennium English Bay Properties Ltd. to rezone this site from C-5 (commercial) to a CD-1 (Comprehensive Development) District.

The proposed development entails retaining the façade of the C-listed heritage building at 1215 Bidwell Street (Balthazar Restaurant) and constructing a high-rise tower with a 3-storey podium base. The podium is to have retail/service uses at the street level and 2 levels of rental housing above. The 33 rental units proposed range from 35 to 49 m² (380 sq. ft. to 530 sq. ft.) in floor area. There is no housing currently on the site, so the development would provide a net gain of 33 market rental units.

In the tower portion would be 50 condominium units on 17 floors, starting at 58 m² (625 sq. ft.) in floor area and averaging 108 m² (1,165 sq. ft.). The total height of the development would be 20 storeys or 64 m (210 ft.), which is the maximum height permitted in the C-5 District. Parking is proposed at 119 spaces in an underground parkade accessed from the lane.

The purpose of rezoning to CD-1 is to increase density from the C-5 maximum Floor Space Ratio of 2.20 FSR to 5.67 FSR (i.e., the total building floor area permitted would be equal to 5.67 times the site area, instead of 2.20 times). The increase in density is to secure the provision of the rental housing and the heritage retention. The rezoning application can be considered under the City's housing policies which seek to increase the supply of rental housing, as well as under heritage preservation policies.

You are invited to attend an open house to view the development plans:

PUBLIC INFORMATION OPEN HOUSE

Date: Tuesday, May 20, 2008

Time: 4:00 p.m. to 8:00 p.m.

Place: Best Western Sands Hotel, Pacific Room, 1755 Davie Street

Representatives of the applicant and City staff will be on hand to answer your questions and receive your comments. If you cannot attend this event and 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.

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 604.871.6269. You may also send written comments to me at the address below, by fax to 604.873.7060 or by E-mail to michael.naylor@vancouver.ca.

Yours truly,

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Rezoning Planner

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MN/ws

Site of proposed rezoning at 1202-1215 Bidwell Street and 1702-1726 Davie Street,
surrounding zoning and notification area

