

November 3, 2009

Dear Sir and/or Madam:

RE: 1401 Comox Street (formerly St. John's Church) - Proposed Rezoning and Development Application DE 413347

We have received a concurrent Rezoning and Development Permit application from Henriquez Partners Architects on behalf of Westbank/Peterson to rezone this site from RM-5 (Multiple Residential) District to CD-1 (Comprehensive Development) District. The proposal is to construct a 22-storey residential tower with seven townhouses at grade and 180 apartments above plus six free-standing townhouses. All the residential units would be rental.

The purpose of the rezoning to CD-1 is:

- To increase the density from the RM-5 maximum floor space ratio (FSR) of 1.5 to 7.5 FSR (i.e. the total building floor area permitted would be equal to 7.5 times the site area instead of 1.5 times); and
- To increase the height from the RM-5 maximum discretionary height of 58 m (190 ft.) to 66 m (216.5 ft.) (measured to the top of the parapet of the rooftop amenity area).

The proposed increase in density and height is to secure the provision of the rental housing. The rezoning application is being considered under the Short Term Incentives for Rental (STIR) program approved by City Council on June 18, 2009. This program responds to low vacancy rates and the lack of new propose-built rental housing by providing a strategic set of City incentives to encourage and facilitate the development of new market rental housing. More information about the STIR program is available on the following City website: <http://vancouver.ca/commsvcs/development/services/stir/>.

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

PUBLIC INFORMATION OPEN HOUSE

Date: Tuesday, November 24, 2009

Time: 4:00 - 7:00 p.m.

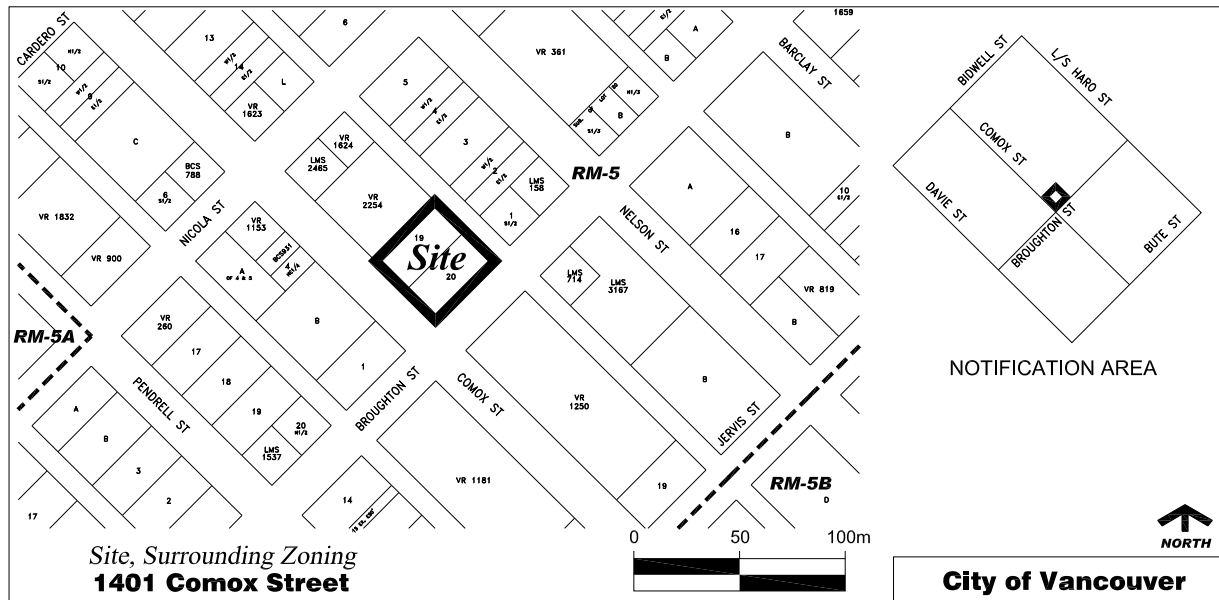
Place: Coast Plaza Hotel, Nelson Room, 1763 Comox Street, Vancouver

Below is a context plan showing the location of the proposed development. For additional on-line information regarding this project visit the City's web page at: <http://vancouver.ca/rezapps>. If you would like to view the submitted plans in person please enquire at the Rezoning Centre, 3rd floor, East Wing of City Hall at 2675 Yukon Street between 8:30 a.m. and 4:30 p.m., Monday through Friday.

The applicant has chosen to submit both a rezoning and a development permit application for concurrent review, as is allowed under the STIR Program. The rezoning application for this 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. If Council approves the zoning change, the Director of Planning will consider the development application for the site.

We welcome your written comments (letter or e-mail) regarding the project on, or before **December 22, 2009**, to be considered as part of the rezoning and development application review. Written comments will be accepted from interested parties up to the date of decision.

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.



If you have any questions or would like to discuss the application, please call Karen Hoese or Scott Barker at the numbers listed below. You may also send written comments to City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4, by fax to 604.873.7060, or by email.

Yours truly,

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KH/SB/ws