

NOTICE OF REZONING/DEVELOPMENT PERMIT APPLICATION DE413347 & PUBLIC OPEN HOUSE - 1401 Comox Street

July 14, 2010

Application: Henriquez Partners Architects has submitted a revised rezoning and development permit application to rezone 1401 Comox Street from RM-5 (Multiple Residential) to CD-1 (Comprehensive Development) District. The proposal includes:

- 22-storey market rental residential tower with townhouses at street level;
- a community facility (for use by QMUNITY and Gordon Neighbourhood House);
- maximum floor space ratio (FSR) of 7.1 (RM-5 allows up to 1.5 FSR);
- maximum height of 216.5 ft. (RM-5 allows up to 190 ft.);

The proposed increases in density and height are to secure public benefits including the provision of rental housing under the Short Term Incentives for Rental (STIR) Program and the community facility.

Changes from the previous application: the tower has been shifted and sculpted to provide a greater setback from Broughton Street and reduce shadowing on the Broughton Street mini-park; the free-standing townhouses have been eliminated; and the community facility has been reconfigured.

Public Open House:

Date: Thursday July 29, 2010

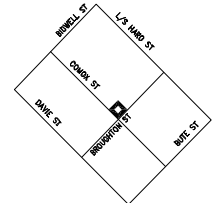
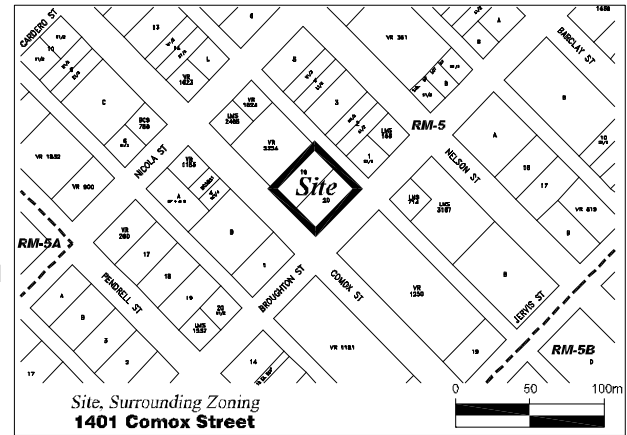
Time: 4:00 p.m. - 7:00 p.m.

Place: Coast Plaza Hotel, 1763 Comox Street

The applicant team and City staff will be available to answer your questions and receive your comments.

For more information regarding this proposal, please visit our website at: vancouver.ca/rezapps.

If you do not have web access, please contact *Karen Hoese, Rezoning Planner* at 604.871.6403 or by email at karen.hoese@vancouver.ca.



NOTIFICATION AREA