

December 23, 2011

INVITATION TO OPEN HOUSE AND COMMUNITY MEETING

Dear Sir and/or Madam:

**RE: Proposed Rezoning of 228, 236 and 246 East Broadway and 180 Kingsway
(Broadway, Kingsway, 10th Avenue and Watson Street)**

On October 7, 2011, the City of Vancouver received a revised application from Acton Ostry Architects Inc. to rezone the block bounded by Broadway, Kingsway, 10th Avenue and Watson Street from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to allow development with a mixed-use commercial and residential project, including the following components:

- a 2-storey commercial podium, including artist's production space on the 10th Avenue frontage;
- 241 dwelling units, including 15 units proposed under the Short Term Incentives for Rental (STIR) program;
- building heights of 5, 5, 9 and 19 storeys;
- a floor space ratio (FSR) of 5.38;
- underground parking for 320 vehicles; and
- increased sidewalk widths on portions of the Kingsway and 10th Avenue frontages.

As requested by the Residents Association Mount Pleasant (RAMP), the City will be hosting a subsequent open house and community meeting to provide an opportunity to review the recent revisions to the rezoning application. Details are as follows:

Date: Tuesday, January 17, 2012
Time: 5:30 - 6:00 pm (Open House)
6:00 - 8:00 pm (Presentations and Discussion)
Location: Heritage Hall, 3102 Main Street

The presentations will include an overview of the Mount Pleasant Community Plan as it relates specifically to this site and a review of the October 2011 revisions that have been submitted. Both the applicant team and planning staff will be present for any questions you may have.

In addition, the City will provide a comment sheet for additional feedback. The City has received several hundred comments on the rezoning application so far, and any additional comments received from the January 2012 meeting will be included with the material Council will receive before they consider the application at a Public Hearing.

If you would like to view the revised plans, please visit the Rezoning Applications website at vancouver.ca/rezapps or enquire at the Planning Department reception desk on the Third Floor, in the East Wing of City Hall, at 2675 Yukon Street. For additional information you can also contact the applicant, Alan Davies, Acton Ostry Architects Inc. at 604.739.3344.

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 regarding this application, please feel free to contact me by phone at 604.873.7582 or via e-mail at yardley.mcneill@vancouver.ca. You may also send written comments via email, fax or mail.

Yours truly,



 Yardley McNeill
Rezoning Planner

tel: 604.873.7582
fax: 604.873.7060
yardley.mcneill@vancouver.ca