

Rezoning: Single-family home to become 8 strata-titled units

A REZONING IS HAPPENING IN YOUR NEIGHBOURHOOD

WHERE: **3212 East Boulevard - the corner of 16 Avenue and East Boulevard**

The city has received an application from Allan Diamond Architect to rezone this single family property (RS 1) to a comprehensive development (CD -1) to allow development of a Housing Demonstration Project. Currently *a single family home* is located on this 54' by 130' lot. This proposal is for **8 strata-titled dwelling units** on the same lot.

The proposed development consists of four 1480 – 1510 sq. ft. townhouse type units with two 350 sq. ft. garden (lock off) suites all contained within a large multiple dwelling home and two 350 sq. ft living suites over a 4 car garage creating 8 units which will all be strata titled. The developer is asking for the following city zoning relaxations in order to increase the density:

Changing the Floor Space Ratio (FSR) from .81 to 1.31
Building height of 41.2' - zoning bylaw maximum 35.1'
Front yard setback 13' - bylaw is 26'
Rear yard setback 46.33' -bylaw required 58.50'
Building depth 70.67 - allowable 45.50'
Site coverage is 47% - allowable 40%
Garage width wider than allowable 80%

The site plans can be accessed on the Vancouver City website:

<http://vancouver.ca/commsvcs/planning/rezoning/applications/3212eblvd/index.htm>

City planner to contact with your comments:

Alison Higginson tel: 604-873-7727

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In order to be considered a Housing Demonstration Project by the city a project "must demonstrate a new housing form in the neighbourhood; improve affordability, and a degree of **NEIGHBOURHOOD SUPPORT.**" (City Council report)

Please express your opinion to the city planner regarding this proposed project. If the city receives little feedback they will assume that the neighbourhood is in favour of this type of development in our community. This could create a precedent that will see single family homes being torn down and replaced with high density buildings with the resulting decrease in green space.

Open House October 13, 2010 5:30-8:30pm
Canadian Memorial, 1865 W16th Avenue

Here is your opportunity to view larger plans and discuss concerns with the developer and city.