

SIGNIFICANT NEW REZONING APPLICATIONS

Address: 5475 Dunbar Street, 3625 & 3641 West 39th Ave. **Present Zone:** RS-5
Applicant: Robert Cadez, Formwerks Architectural Inc. **Proposed Zone:** CD-1
Application Date: June 30, 2006
Staff Contact: J. Baxter/D. Morgan/R. Whitlock/C. Buckham

Proposal:

- To re-develop the site with a Housing Demonstration Project (HDP) comprising 10 rowhouse units facing Dunbar Street, a 4-unit building facing West 39th Avenue and a two-unit infill at the rear of the site with 31 underground parking spaces accessed from the lane. Maximum height of 3 storeys and maximum density of 1.1 FSR (floor space ratio) are proposed.

Applicable Plans, Policies and Guidelines:

- Dunbar Community Vision
- Housing Demonstration Project - need to demonstrate a new housing form in the neighbourhood, improved affordability and a degree of neighbourhood support.

Issues:

- Additional lot to the west is now part of this application - Vision direction acknowledges that new housing opportunities to be along main arterials, rather than residential arterials.
- Form of development and its relationship to the property owner immediately to the west regarding privacy and livability.
- Affordability.
- Whether the proposed infill unit at this location is an acceptable housing form.

CAC Implications:

- Housing Demonstration Projects are exempt.

Method of Public Notification:

- Usual two-block notification
- Rezoning signs on site