

SIGNIFICANT NEW REZONING APPLICATION

Address: 335, 337, 349 East 33rd Avenue
Applicant: Springbank Development Corp.
Application Date: May 14, 2007
Staff Contact: Vicki Potter

Proposal:

- To develop, under the Neighbourhood Housing Demonstration Program, a multiple dwelling with 24 market rental units, containing 8 rowhouses, 2 triplexes and 2 fiveplexes, with parking for 26 vehicles, 2 of which are co-op stalls. Total FSR is proposed at .95 (27,300 sq. ft.), with a maximum height of 35 ft. The project proposes sustainability measures to meet Built Green BC requirements.

Applicable Policy:

- RPSC Community Vision allows consideration of Housing Demonstration Projects without further planning, provided:
 - the proposals conform to Vision Directions about type, location, scale, etc.;
 - the proposal provides a new housing form in the neighbourhood, a degree of neighbourhood support, and increased affordability.
- Neighbourhood Centres Program for Main Street to be initiated in Fall 2007.

Issues under Review:

- Overlook and privacy with neighbours;
- Scale relationship with neighbouring context and existing lot pattern
- Consistency of architectural character and expression (roof form, massing & detail);
- Open Parking ramp
- Response to Neighbourhood Housing Demonstration Program criteria (new housing form, neighbourhood support, affordability).

CAC Implications:

- Neighbourhood Housing Demonstration projects are exempt from the CAC policy. Increases in land value could be returned to the project to increase affordability.

Method of Public Notification:

- The applicant held two pre-application Open Houses, each with large attendance by neighbours.
- The City sent a notification letter to 443 neighbouring property owners on June 8, 2007, and will hold a public information meeting on June 27, 2007. Subsequent meetings will be held if needed.