

SIGNIFICANT NEW REZONING APPLICATION:

Address: 1402 McRae Avenue; 3238 Granville Street **Present Zone:** FSD
Applicant: Brian Bell of Arthur Bell Holdings Ltd. **Proposed Zone:** CD-1/FSD
Heritage Listing: VHR "A" Listed House, not designated
Staff Contact: Vicki Potter

Proposal:

- The proposal is to rezone approximately 2/3 of this large, First Shaughnessy District (FSD) site to CD-1 for the purpose of developing 16 townhouse units in two buildings, with underground parking for 51 vehicles accessed off McRae Avenue. The remainder of the site, on which an "A" listed Heritage house sits, will remain in situ and in the FSD zone, and will be secured through Designation and a Heritage Revitalization Agreement. Total proposed FSR for the combined sites is .45 FSR (36, 790 sq. ft. for townhouse portion only), and the maximum height of the townhouse units is 35-37ft.

Applicable Policy:

- Official Development Plan
- First Shaughnessy Guidelines
- City of Vancouver Heritage Policy and Guidelines
- ARKS Community Vision

Public Consultation

- City Staff hosted a series of design charettes in the Fall, 2006. Representatives from the First Shaughnessy Advisory Design Panel, the Vancouver Heritage Commission, Shaughnessy Heights Property Owners Association, and adjacent neighbours, along with the applicant and consultant team, worked through a number of development scenarios. This application represents the scheme most favoured at the charettes.

Following the design charettes, in February 2007, the applicant briefed the First Shaughnessy Advisory Design Panel. The response was mostly positive.

Issues:

- Multiple Dwelling use
- Roof forms of townhouse buildings
- Amount of parking compared to number of units

CAC Implications:

- The CAC policy does not apply.

Method of Public Notification:

- Following application submission, the City sent 542 notices to neighbouring property owners, and hosted an Open House on June 14 to share the application with neighbours. Additional meetings will be held as required.