

SIGNIFICANT NEW REZONING APPLICATIONS

Address: 188 East 1st Avenue (formerly 1721 Main Street) **Present Zone:** M-2
Proposed Zone: CD-1
Applicant: Amela Brudar, GBL Architects Group Inc.
Application Date: March 5, 2008 (Revised March 27, 2008)
Staff Contact: D. Naundorf, J. Baxter, J. Greer, M.B. Rondeau

Proposal:

- This initiative acts on and supports a number of key City policies regarding homelessness and housing. Specifically, the Supportive Housing Strategy recommends balancing geographically new supportive housing across the city in zones where apartments are permitted.
- The Province (BC Housing) is advancing funds for the development of 12 sites for supportive housing, of which this is one.
- This particular proposal proposes to develop a 9-storey, mixed-use building with residential amenity and retail uses on the ground floor and 101 residential dwelling units above at a density of 4.53 FSR. 13 parking spaces will be provided underground.
- Following the conclusion of the public hearing, a development application (DE411957) will be considered for the proposed development - a rezoning application and a development application have been submitted together and are being evaluated concurrently in an effort to reduce overall processing times.

Applicable Plans, Policies and Guidelines:

- Homeless Action Plan
- Project Civil City
- Supportive Housing Strategy
- Southeast False Creek Official Development Plan

Issues:

- None identified to date.

Method of Public Notification:

- Site signs and courtesy notification letters within an approximate two-block radius of the site.
- Open house scheduled for April 17 at Great Northern Way Campus.