

What are Your Concerns about the proposed development at 1401 Comox Street (St. John's Church)?

About the proposed rental tower:

- Are high-rise buildings appropriate in the context of existing surrounding low-rise buildings?
- Is a tower up to 22 storeys in height too tall and too massive – should a smaller scale development be considered?
- Does this building suit the neighborhood, or is it out of character with the surrounding architecture and streetscapes?

What alternatives are possible?

- Under existing RM5 zoning, the developer is eligible to build approx. 26,000 square feet of floor area
- The last large building built nearby is the Millennium Tower at 1175 Broughton Street – an FSR (Floor Space Ratio) of 2.75 and approx. 48,000 square feet of floor area. The development at 1401 Comox Street proposes an FSR of 7.14 and approx. 123,000 square feet.



Impacts of Development:

- Will there be shadowing and loss of sunlight for adjacent buildings and mini-park?
- Is the proposed building consistent with the character of the West End?
- Will the large increase in density have negative impacts?
- Will there be loss of privacy for neighbours?
- What does the community gain as a result of the development proposal?
- Is there a need to manage this type of development through the community plan process for the West End?
- How will existing community services like schools and libraries accommodate new residents from this and other similar developments?

About the proposed rental housing:

- Does the West End need more market rental housing?
- Are you concerned about affordability of the proposed rental housing?
- Are you concerned about public funds being used to subsidize the creation of market rental units?

What you can do!

- Sign up for the WEN Email list at: www.westendneighbours.ca
- Follow the rezoning application process at 1401 Comox Street – the City will be forwarding the proposal for Council consideration, likely in the next several weeks or months.
- Discuss the proposal with friends and neighbours, encourage people to register for the WEN email list, and share their comments with the City.

Summarize your comments and email them to:

mayorandcouncil@vancouver.ca or by fax at: 604-873-7419

And send to K. Hoese, the Planner on the project: karen.hoese@vancouver.ca