

1401 Comox Street Re-development Proposal

PLEASE PLAN TO ATTEND THE OPEN HOUSE FOR THIS PROJECT

Thursday, February 9

5 pm to 8 pm

Coast Hotel (1763 Comox Street)

A revised development application for the site at 1401 Comox Street (former St. John's Church) has been submitted. An Open House has been scheduled to allow the public to view the project plans, ask questions and share their opinions on the proposal.

The application asks to increase the permitted density on the site from the existing RM-5 limit of 1.5 FSR to the proposed rezoned limit of 7.14 FSR - what this means is that instead of building approximately 26,000 square feet of floor area under the existing zoning, the developer wants to build over 122,000 square feet.

Changes from the previous submission include:

- Removal of the previously-proposed 3,500 square foot community facility (shared by "Qmunity" and Gordon House)
- A reduction in proposed vehicle parking from 81 parking spaces to 79 spaces (a parking ratio of 0.4 parking spaces per dwelling unit)
- Changes to the top 15 floors of the tower in an attempt to reduce shadowing of the neighbouring Broughton Mini-Park
- A small reduction in total building height from 66 m (216.5 ft.) to 61 m (200 ft.) through the elimination of the previously-proposed rooftop amenity space and deck
- An increase in the number of ground floor townhouses from 4 to 6
- Larger setbacks from the east (Broughton Street) and west property lines through shifting of the proposed tower slightly west



Further information is available from the City of Vancouver:

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