

October 23, 2013

Ms. Jane Ingman-Baker
Chair, Dunbar Vision Implementation Committee
5649 Balaclava St
Vancouver BC V6N1K9

Dear Ms. Ingman-Baker:

RE: Rezoning Application - 4508-4560 Dunbar Street & 3581 West 30th Avenue

I write to inform you of the conclusions of the staff review for the rezoning application to rezone the above mentioned sites from C-2 (Commercial) District and RS-5 (One-family dwelling) District to CD-1 (Comprehensive) District. Staff have concluded that, at this time, staff cannot support the rezoning proposal as presented. Staff have recommended to the applicant that the rezoning application be withdrawn.

The rezoning application is proposing to rezone the sites to allow development of one six-storey mixed use building with a grocery store on the Dunbar Street site and 11 three-and-a-half storey townhouses on the 30th Avenue site. Although the Dunbar Community Vision recognizes the importance of the grocery store as the heart of the neighbourhood and it seeks to support and strengthen it as a vibrant centre of commercial activity, six-storey buildings are not supported. Other than policies that support increasing affordable and rental housing across the city (including the Interim Rezoning Policy for Increasing Affordable Housing and the Rental 100 policy) there is currently no definitive policy to support a 6-storey market development on the Dunbar Street site, particularly when there is little to no demonstrated support from the local community. If a significant amount of community support for a change to the Vision to support this proposal was evident, staff could have considered recommending approval of the application to Council.

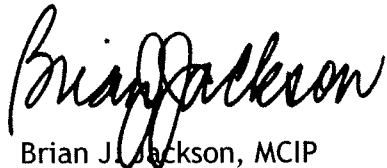
Staff have indicated that they will work with the applicant on a proposal under the existing C-2 zoning for the Dunbar Street site. Under the discretionary provisions of C-2 zoning heights of up to 45 feet are anticipated, however, a height of 55 feet can be considered for large sites under certain conditions. A development permit for this site would need to be considered by the Development Permit Board.

I believe that it is necessary to revisit built form parameters for commercial shopping streets and/or Neighbourhood Centres throughout Vancouver on an appropriate citywide basis. If approved, such a study would involve consultation with the affected communities and would

provide a policy context to consider buildings on these commercial shopping streets that may be higher than is currently permitted under existing zoning.

Please do not hesitate to contact me if you have questions or you would like to discuss any of the foregoing.

Sincerely,



Brian J. Jackson, MCIP
General Manager of Planning and Development Services

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