

July 28, 2011

Dear Sir and/or Madam:

Note: If you have contracted to sell or lease all or part of your property to any person, firm, or corporation, we strongly urge you to deliver this courtesy notification letter, as soon as possible, to the prospective buyer or tenant.

RE: 219 East Georgia Street (changed from: 217 East Georgia Street)
Development Application Number DE414728

We have received a Development Application from Birmingham & Wood Architects and Planners to construct a mixed-use building at the above-noted address.

Under the site's existing HA-1A zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning. The development consists of:

- **Number of storeys:** 9 storeys;
- **Use:** one commercial unit located on the ground floor and 28 residential units on the 2nd to 9th floor;
- **Overall Floor Area:** approximately 21,390 sq. ft. (1,987 m²);
- **Overall Height:** approximately 89.9 ft. (27.4 m);
- **Off-street Parking:** 3 spaces for residential use and 1 space for a Co-op car; and
- **Vehicular access:** from the side lane.

As a neighbour, we welcome your **written** comments (letter or e-mail) on the above-noted aspects **on, or before September 1, 2011**, to be considered as part of the application's review. Written comments will be accepted from interested parties up to the date of decision. To assist you, reduced copies of selected application drawings provided by the applicant, and a Glossary of key technical terms and a brief explanation of the application process are posted on our Website at: vancouver.ca/devapps

In reviewing this application, and before making a decision, the Director of Planning will also need to consider City By-law regulations, and Council-adopted policies and guidelines. Once a full application review is completed, a decision will be made. If you respond to this notification, we will keep you informed by re-notifying you as to the decision. Please enclose your mailing address in your correspondence to ensure that you are included in future notifications regarding the progress of this application.

The submitted plans may be viewed at the Project Co-ordinator's office, 3rd floor, East Wing of City Hall at 2675 Yukon Street between 8:30 a.m. and 4:30 p.m., Monday through Friday. Copies of City by-law regulations, policies and guidelines are available at the City's website at <http://www.vancouver.ca/commsvcs/bylaws/bylaw1.htm> or at either the Enquiry Centre or the Central Public Library (350 West Georgia Street).

Please note that all comments and responses to this notification are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information) where such a disclosure would be an unreasonable invasion of personal privacy.

Yours truly,

A handwritten signature in black ink, appearing to read 'Mandy So', with a large loop at the top and a horizontal line extending to the left.

Mandy So
Project Coordinator
mandy.so@vancouver.ca
Phone: 604.871.6080

MS/sg

Attachments

11-1200-30-DOC/2011/148316