



Ref 03/21

May 12, 2022

(Letter mailed to owners of properties adjacent to 2026 Wesbrook Mall and 2076 Wesbrook Mall)

Dear Owner/Occupant:

**Re: Change of Land Use District Application #3/21
2026 Wesbrook Mall (PID 025-598-244) and 2076 Wesbrook Mall (PID: 025-614-991), Vancouver, BC V6T 1W3
Lots 5 and 6 Block 83 District Lot 140 Group 1 Plan Number 5449**

Shape Architecture Inc. on behalf of the Pacific Centre for Discipleship Association has applied for a CHANGE OF LAND USE DISTRICT APPLICATION to amend the existing SF-1 zoning at the above addresses to create a new site-specific comprehensive Land Use District that would permit a 4 to 6 storey mixed-use Institutional, Student Dorm and Residential Building with two levels of underground parking to a maximum FSR of 3.0.

Should a rezoning be granted by the Minister of Municipal Affairs, additional UEL approvals would still be required, including a Development Permit and a Building Permit.

A site map and rendering as provided by the applicant are attached. The full application is available to view at the UEL Administration Office, 5495 Chancellor Blvd, from 8:30am-4:30pm Monday to Friday.

Written comments about this application will be accepted by the UEL Manager up to and no later than **4:00 pm on June 15, 2022**, and must be submitted to PlanUEL@gov.bc.ca or to the UEL Administration Office. Email submissions are acceptable. Your name and address must be included in your comments. All comments form part of the public record and copies of the comments will be provided to the applicant.

For further information regarding this rezoning application, please contact Heather Shay, Planning Officer at planUEL@gov.bc.ca.

Note: The applicant has elected to hold their own informational open house on Thursday, June 2nd from 5pm to 7:30pm at the University Golf Club, Westpoint Room, 5185 University Boulevard, Vancouver. The applicant has chosen to provide more information on their website: <https://www.mennohall.com>.

Sincerely,

Heather Shay, MCIP, RPP
Planning Officer

cc: Applicant

Proposed Menno Hall renderings



Approaching from Western Parkway



Approaching from Wesbrook Mall



Approaching from University Boulevard

Site Plan as provided by the applicant

SECTION 6 - DESIGN PROPOSAL

Site Plan

