



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: July 12, 2011
Contact: Kent Munro/Nicky Hood
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RTS No.: 9275
VanRIMS No.: 08-2000-20
Meeting Date: July 26, 2011

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning: 1880 Renfrew Street (Renfrew Care Centre)

RECOMMENDATION

- A. THAT the application by Retirement Concepts Seniors Services Ltd., to rezone 1880 Renfrew Street (PID 018-699-928: Lot F Block 58 Section 31 New Westminster Plan LMP 15649) from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the expansion of a Community Care Facility - Class B, be referred to a Public Hearing, together with:
- (i) plans prepared by Derek Crawford Architect, received on March 9, 2011;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at public hearing.

- B. THAT, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (C-2C1), as set out in Appendix C of the Policy Report dated July 12, 2011, be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the amending by-law, generally in accordance with Appendix C, for consideration at the public hearing.

- C. THAT subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT Recommendations A, B and C be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion regardless of when they are called upon to exercise such authority or discretion.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Relevant Council Policies for this site include:

- Community Care Facility - Class B and Group Residence Guidelines (2008)
- Zoning and Development By-law, C-2C1 District Schedule
- Community Amenity Contributions - Through Rezoning (1999)
- Green Buildings Policy for Rezoning (2010).

PURPOSE AND SUMMARY

This report assesses an application to rezone the property located at 1880 Renfrew Street from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District. The proposed rezoning would permit an expansion of the existing seniors care facility by the addition of one-storey above the existing four-storey western wing of the building, fronting Renfrew Street. The maximum height would increase from 11.3 m (37.1 ft.) to 14.7 m (48.2 ft.) and the maximum floor space ratio (FSR) would increase from 3.00 to 3.55. The proposed expansion would include the one-storey addition, interior renovation and upgrading of the facility, and an increase in the number of care beds from 90 to 108. The proposed addition and renovations are supported by the Vancouver Coastal Health Authority and by the City's Social Development Department. Staff have assessed the application and conclude that the proposal promises significant public benefit through the provision of much needed

additional care beds for seniors in the community and would have little impact on the surrounding neighbourhood. Staff support the proposal and recommend that the application be referred to a Public Hearing and be approved.

DISCUSSION

The existing Renfrew Care Centre is owned and operated by Retirement Concepts Seniors Services Ltd. The facility follows a multi-level care model which allows residents to remain in place, as their care needs evolve, so that they can continue to live where they are familiar with fellow residents and staff. This proposal looks to provide additional care beds in an established facility and conforms to Council’s Community Care Facility - Class B and Group Residence Guidelines.

1. Site and Context

The site is located on the east side of Renfrew Street, on the north side of East 3rd Avenue, as shown on Figure 1. The site is at the southern end of a commercial node, centred on Renfrew Street and East 1st Avenue, and is otherwise surrounded by RS-1 single-family dwellings.

Figure 1: Site and Surrounding Zoning



2. Land Use

The existing Renfrew Care Centre is presently developed with an 80-room Community Care Facility - Class B, which is conditionally permitted in the existing C-2C1 zoning. The proposal seeks to expand the facility with an additional storey to the existing four-storey west wing, which fronts onto Renfrew Street. No changes are proposed to the east wing which overlooks a residential neighbourhood. The expansion would increase the number of rooms from 80 to 90 and the number of care beds from 90 to 108. Improvements to common area lounges and dining rooms on each floor of the facility are also included in the proposal.

3. Density

C-2C1 zoning permits up to 3.00 FSR for a Community Care Facility - Class B. The existing Renfrew Care Centre is built to the full density allowed under the existing zoning. The proposed density of 3.55 FSR, representing 832.8 m² (8,961 sq. ft.) of additional floor space, would increase the permitted density on the site by approximately 17 per cent over the maximum allowed under the current zoning. The added density is achieved within the existing building footprint, through interior renovations of the existing structure and the addition of a single storey on the western wing, with minimal impacts on adjacent residential properties. Staff support the added density.

4. Form of Development (Note Plans: Appendix D)

Staff have assessed the form of development and are satisfied that the additional floor area requested, in the form of one additional storey along the Renfrew Street frontage, does not result in any significant impacts related to views or shadowing.

5. Parking, Loading and Bicycles

The Renfrew Care Centre currently has 34 vehicle parking spaces, eight Class A bicycle parking spaces and two passenger loading spaces. The Parking By-law would require a minimum of 27 vehicle parking spaces, two Class A bicycle parking spaces and one Class B loading space for the proposed expanded facility. The existing provision of vehicle and bicycle parking spaces exceeds the minimum requirements of the Parking By-law for the proposed increase in density. However, due to the building occupying the entire site and there being no reasonable opportunity to excavate and provide additional on site loading, the loading space requirements of the Parking By-law will not be met. The delivery of supplies and materials necessary for the operation of a care facility currently takes place in the passenger loading area located off of Renfrew Street. The proposed increase in floor space will not result in a noticeable increase in deliveries to the facility and the existing loading area will continue to provide a satisfactory operation.

Engineering Services staff have reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the Engineering conditions included in Appendix B.

6. Sustainability

This application was submitted under the Green Buildings Policy for Rezoning, adopted by Council in July 2010. Under the policy, all buildings that meet the minimum requirements to participate in the LEED® building rating program are required to establish a design that would achieve a level of LEED® Gold at a minimum, with specific targets in energy and water efficiency, or an equivalent achievement in green design. The policy also requires that the project be certified. As this is an addition to and renovation of an existing facility, with residents continuing to occupy the building throughout the construction period, staff acknowledge there may be difficulties in meeting all expectations set out in the policy. Staff will work with the applicant to ensure all reasonable efforts are made to improve green performance, where appropriate, in order to achieve the highest level of sustainable design and construction possible.

7. Tenant Relocation Plan

As part of the rezoning application, the applicant has provided a draft tenant relocation plan to minimize resident displacement during construction. The Vancouver Coastal Health Authority is supportive of this rezoning application and, should the application be approved, a more detailed review by the Community Licensing Officers would take place to ensure compliance with regulations. The Vancouver Coastal Health Authority would also work closely with the operator to keep residents and their families informed with regard to construction activity, the movement of residents within the facility and possible temporary relocations to another facility managed by the same operator. Staff have included a design development condition related to tenant relocation [see Appendix B, condition (b)(8)].

PUBLIC BENEFITS

1. Development Cost Levies

Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, child care facilities and various engineering infrastructure. The site at 1880 Renfrew Street is subject to the rate set out in the City-wide by-law. Based on the new floor area proposed to be added and at the rate taking effect on Sept. 30, 2011 of \$11.33/sq. ft., a DCL of approximately \$101,500 would be anticipated. DCLs are payable at building permit issuance and are subject to Council approval of an annual inflationary adjustment which takes place on September 30th each year.

2. Community Amenity Contribution

The City's Financing Growth Policy anticipates community amenity contributions from rezoning applicants to mitigate the impacts of rezoning. Such offers are generally made feasible by the increase in land value which results from rezoning approval of additional height and/or floor area. In this instance, a CAC contribution of approximately \$26,880 has been offered. The CAC will be allocated to a community group providing services to seniors.

PUBLIC INPUT

One rezoning information sign was installed on the Renfrew Street frontage of the site on April 8, 2011 and a notification postcard was mailed to 284 nearby property owners on April 29, 2011. A total of 2 responses were received, both expressing concern about neighbourhood traffic problems. The addition of 17 care beds to a fully operational 90-bed facility will not result in significant changes in staffing levels or in traffic and parking activity associated with the facility. Neighbourhood traffic concerns have not been directly linked to the Renfrew Care Centre and any existing traffic issues are more likely related to commuter short cutting from East 1st Avenue or shoppers accessing nearby commercial properties, particularly the mall on the south west corner of East 1st Avenue and Renfrew Street. No impacts on the neighbourhood have been identified that would result from the proposed one-storey addition to the Renfrew Street frontage of the existing building.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees or staffing.

CONCLUSION

The proposed rezoning to expand the Renfrew Care Home, by the addition of one-storey over the existing four-storey west wing, generally meets the Community Care Facility - Class B and Group Residence Guidelines and is supported by staff. The Director of Planning recommends that the application be referred to a Public Hearing, together with a draft CD-1 By-law generally as shown in Appendix A and with a recommendation that it be approved, subject to the Public Hearing and to the conditions of approval listed in Appendix B, including approval in principle of the form of development shown in plans included as Appendix D.

* * * * *

1880 Renfrew Street
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Use

- Institutional Uses, limited to Community Care Facility - Class B.
- Accessory Uses customarily ancillary to the above use.

Density

- Maximum floor space ratio of 3.55.
- For the purpose of computing floor space ratio, the site is deemed to be 1 506.3 m², being the site size at the time of application for rezoning, prior to any dedications.
- Computation of floor space ratio must include:
 - all floors, including earthen floors, to be measured to the extreme outer limits of the building;
 - stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- Computation of floor space ratio must exclude:
 - open residential balconies, sundecks, or porches and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
 - patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:
 - are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for parking space shall not exceed 7.3 m in length;
 - amenity areas, including recreation facilities and meeting rooms provided that:
 - the total area being excluded for amenity areas shall not exceed 10 percent of the permitted floor space;

- areas of undeveloped floors which are located:
 - above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.

Height

- A maximum of 11.3 m, measured from base surface, except that the building height at the front of the site, to a depth of 12.0 m, must not exceed 14.7 m.

Horizontal Angle of Daylight

- All habitable rooms must have at least one window on an exterior wall which complies with the following:
 - the window shall be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, shall be unobstructed over a distance of 24.4 m; and
 - the plane or planes shall be measured horizontally from the centre of the bottom of the window.
- The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of this section provided he first considers all the applicable policies and guidelines adopted by Council and providing that a minimum distance of 3.7 m of unobstructed view is maintained.
- For the purpose of calculation of the horizontal angle of daylight, the following are considered as obstructions:
 - the largest building permitted under the zoning on any adjoining sites; and
 - part of the same building including permitted projections.
- A habitable room referred to in this section does not include:
 - a bathroom; or
 - a kitchen whose floor area is the lesser of:
 - less than 10% of the total floor area of the dwelling unit, or
 - less than 9.29 m².

Parking

- Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law, including those concerning exemption, relaxation, and mixed-use reduction, except that the following shall apply:
 - Scooter parking may be substituted for bicycle parking at a rate to be determined by the Director of Planning in consultation with the General Manager of Engineering Services.

Acoustics

- All development permit applications require evidence in the form a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

1880 Renfrew Street
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as represented by plans prepared by Derek Crawford Architect, and stamped "Received City Planning Department, March 9, 2011", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall consider the following:

Design Development

1. Clarification of exterior finish and materials on the elevation drawings.

Note to Applicant: Finishes should be consistent in quality with the existing building.

2. Interior layout and size of resident rooms and common amenity spaces to be designed in accordance with Residential Care Regulations and to the satisfaction of the Vancouver Coastal Health Authority.

Sustainability

3. Clarification on the plans and drawings of any sustainable design features.

Note to Applicant: Features should be noted on the plans and elevations where relevant. Designs which reduce building energy consumption in particular are encouraged.

Crime Prevention Through Environmental Design (CPTED)

4. Design development to take into consideration the principles of CPTED.

Landscape Design

5. Provision of a Landscape Plan illustrating existing and proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees and plants to be retained); paving, walls, fences, and other landscape elements; The landscape plan should be at 1:100 (1/8" = 1'-0") minimum scale.

Note to applicant: Except for architectural changes proposed in this rezoning, the Landscape Plan should match the approved Landscape Plan of development permit DE402120.

6. Provision of a full Landscape Plan.

Engineering

7. Arrangements to the satisfaction of the General Manager of Engineering Services for the correction of the north property line dimension which appears as 1 foot greater on the application drawings than that indicated on the subdivision plan (Plan LMP15649).

Social Policy

8. Provision of a Tenant Relocation Plan, approved by Vancouver Coastal Health Authority, prior to issuance of the Development Permit.

CONDITIONS OF BY-LAW ENACTMENT

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall make arrangements for the following to the satisfaction of the General Manager of Engineering Services, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services:

Engineering

1. Provision of two new street trees on Renfrew Street either side of the existing bus stop.
2. Provision of improved curb ramps at the north east corner of 3rd Avenue and Renfrew Street.
3. Confirmation that no new electrical services (BC Hydro) are required for the project or undergrounding of any additional or upgraded services necessary to serve the site.

Social Policy

4. Applicant to establish and/or consult with a Family Council for the facility prior to enactment to the satisfaction of the Director of Social Policy.

Note to applicant: Advice and assistance on establishing and supporting Family Councils can be provided by Advocates for Care Reform at <http://www.acrbc.ca/contact.html> or by phone at 604 732 7734, or email at: info@acrbc.ca.

Community Amenity Contribution

5. The agreed Community Amenity Contribution of \$26,883 is to be paid to the City and such payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letter of credit, and provide for the withholding of permits, as deemed appropriate by, and in form and contents satisfactory to, the Director of Legal Services.

The timing of all required payments if any shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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1880 Renfrew Street

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"1880 Renfrew Street [CD-1 #] [By-law #] B(C-2C1)"

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 1880 Renfrew Street"

* * * * *

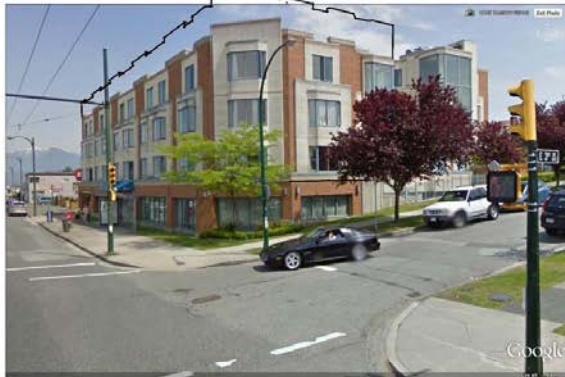
1880 Renfrew Street
FORM OF DEVELOPMENT

Proposed 1 Storey
Addition over



View from 3rd Avenue East and Lane

Proposed 1 Storey
Addition over



View from Renfrew and 3rd Avenue East

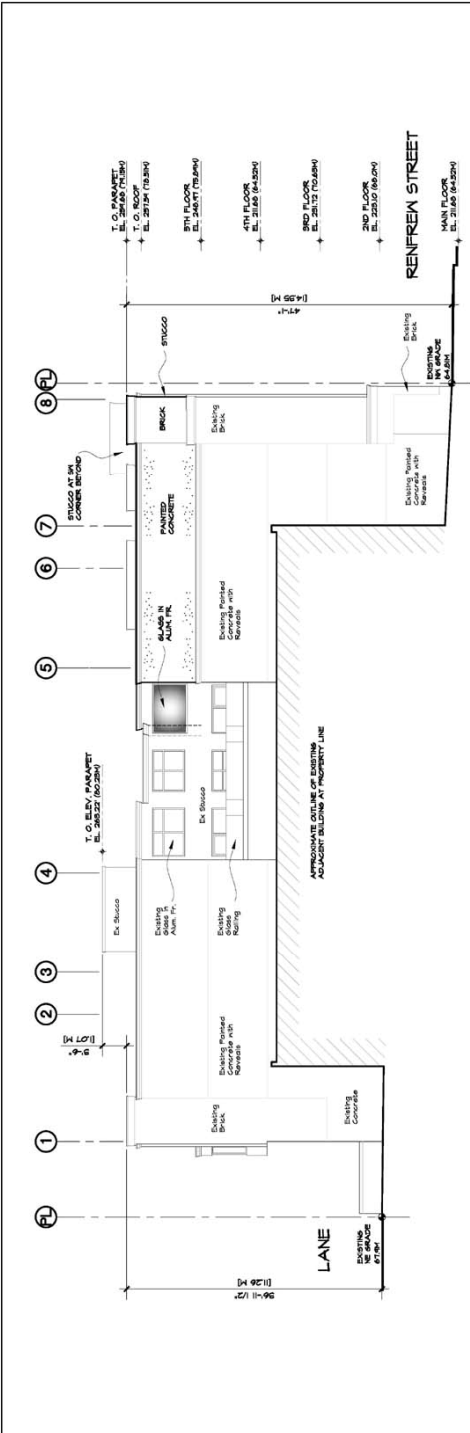
DEREK CRAWFORD ARCHITECT INC.
 2203 Fulford-Ganges Rd.
 S. Mt. Spring Island BC Canada V8K-2T9
 T: 604.688.8379 E: info@dcarch.com W: www.dcarch.com
d c a

#	-	-
#	-	-
#	-	-
#	-	-
#	March 011	Issued for Response
#	Feb. 2311	Issued for Development Permit
NO.	DATE:	REVISION

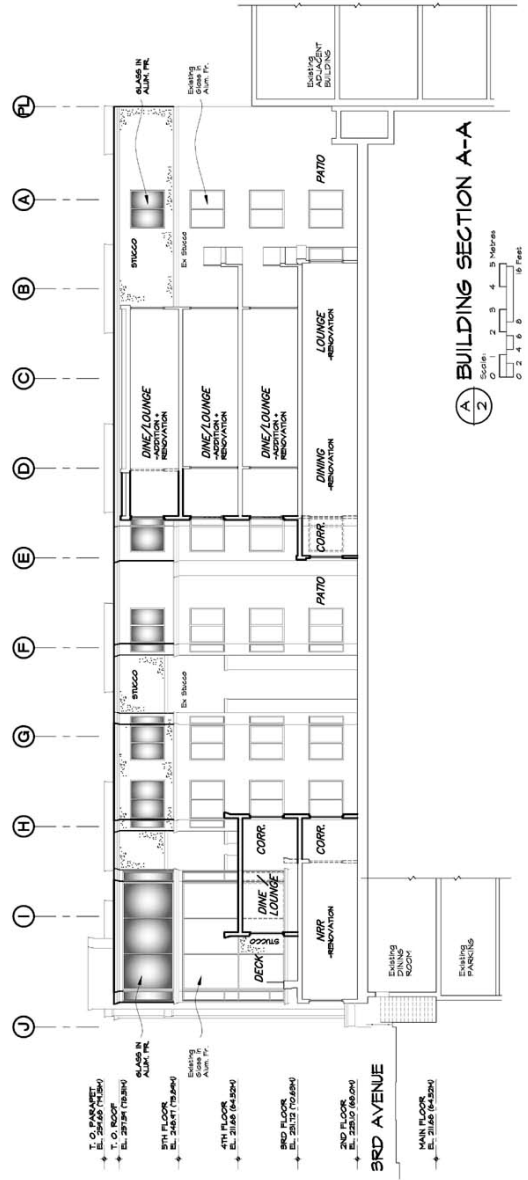
PROJECT:
Renfrew Senior's Addition
Vancouver B.C.

DRAWING TITLE:
Existing Photos

2



1 5 NORTH ELEVATION



2 BUILDING SECTION A-A

d c d
2203 Fulford-Ganges Rd.
Salt Spring Island BC Canada V8K-2T9
DREK CRAWFORD ARCHITECT INC
TEL: 604.888.0272 E: info@dc-d.ca W: www.dc-d.ca

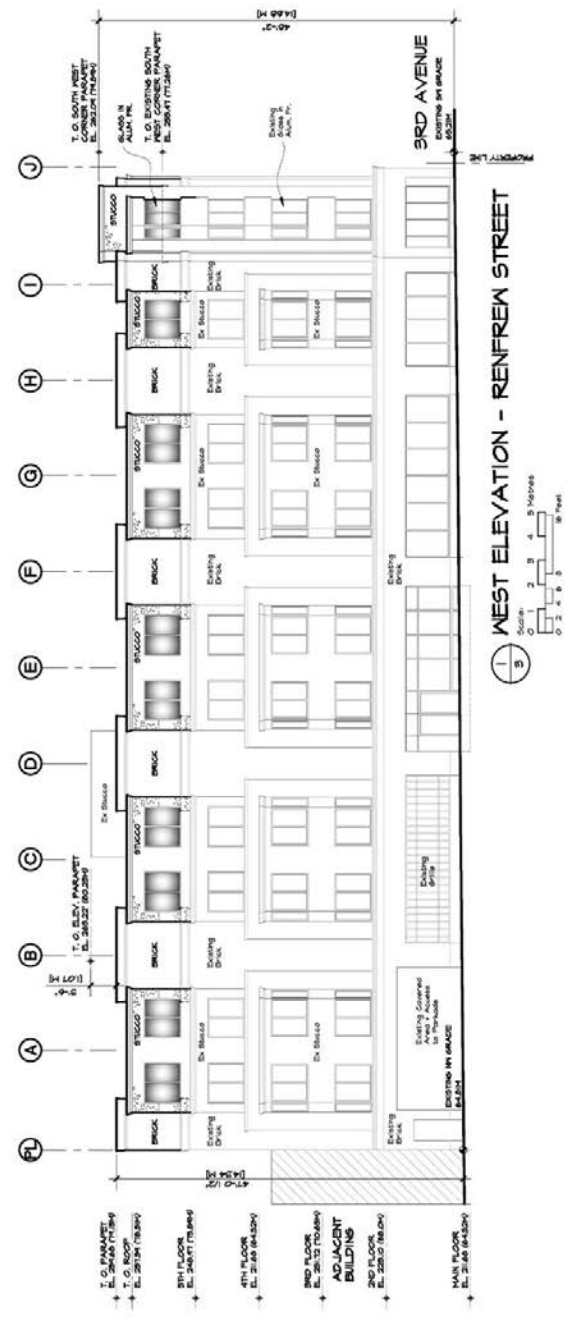
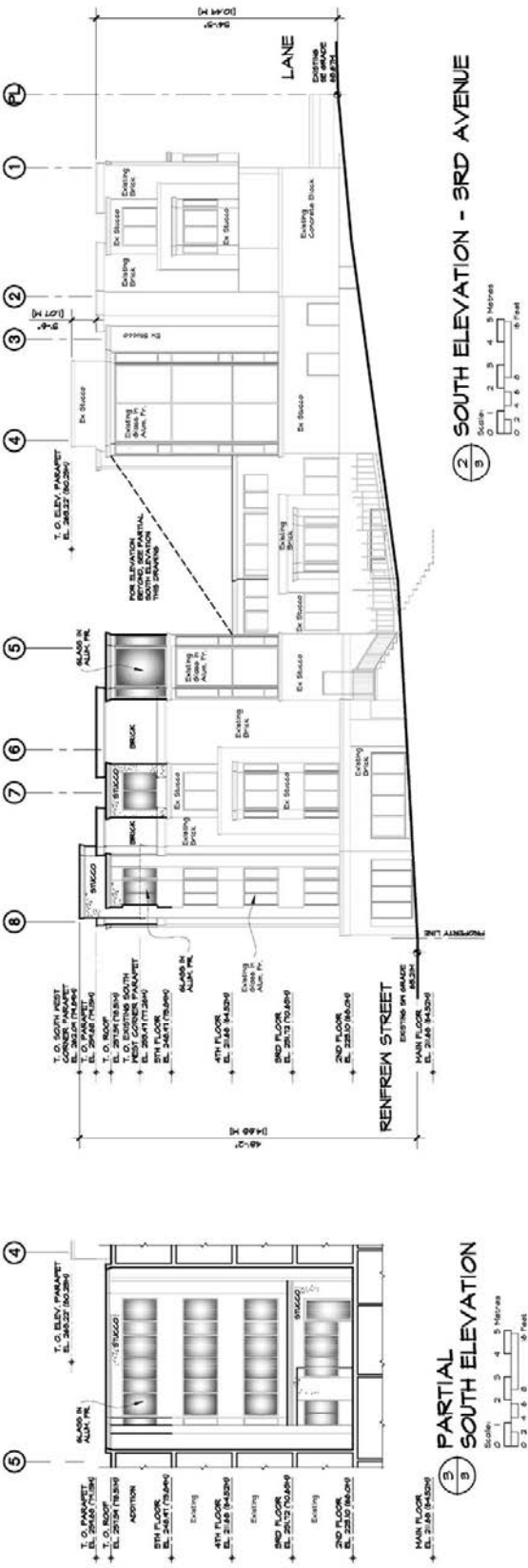
A9

DRAWING TITLE
Elevations

PROJECT:
Renfrew Senior's Addition
Vancouver BC

NO.	DATE	REVISION
1	2024.01.15	Initial Design
2	2024.02.01	Client Approval
3	2024.03.01	Final Design
4	2024.04.01	Construction Start

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. REFER TO DRAWING A-1 FOR GENERAL NOTES.
3. REFER TO DRAWING A-2 FOR SECTION NOTES.
4. REFER TO DRAWING A-3 FOR ELEVATION NOTES.
5. REFER TO DRAWING A-4 FOR FINISH SCHEDULE.
6. REFER TO DRAWING A-5 FOR MATERIAL SCHEDULE.
7. REFER TO DRAWING A-6 FOR COLOR SCHEDULE.
8. REFER TO DRAWING A-7 FOR LIGHTING SCHEDULE.
9. REFER TO DRAWING A-8 FOR MECHANICAL SCHEDULE.
10. REFER TO DRAWING A-9 FOR ELECTRICAL SCHEDULE.
11. REFER TO DRAWING A-10 FOR PLUMBING SCHEDULE.
12. REFER TO DRAWING A-11 FOR HVAC SCHEDULE.
13. REFER TO DRAWING A-12 FOR ROOFING SCHEDULE.
14. REFER TO DRAWING A-13 FOR LANDSCAPE SCHEDULE.
15. REFER TO DRAWING A-14 FOR UTILITIES SCHEDULE.
16. REFER TO DRAWING A-15 FOR SERVICES SCHEDULE.
17. REFER TO DRAWING A-16 FOR ACCESSORIES SCHEDULE.
18. REFER TO DRAWING A-17 FOR FIXTURES SCHEDULE.
19. REFER TO DRAWING A-18 FOR FURNITURE SCHEDULE.
20. REFER TO DRAWING A-19 FOR EQUIPMENT SCHEDULE.
21. REFER TO DRAWING A-20 FOR MATERIALS SCHEDULE.
22. REFER TO DRAWING A-21 FOR FINISHES SCHEDULE.
23. REFER TO DRAWING A-22 FOR COLORS SCHEDULE.
24. REFER TO DRAWING A-23 FOR TEXTURES SCHEDULE.
25. REFER TO DRAWING A-24 FOR PATTERNS SCHEDULE.
26. REFER TO DRAWING A-25 FOR SHAPES SCHEDULE.
27. REFER TO DRAWING A-26 FOR SIZES SCHEDULE.
28. REFER TO DRAWING A-27 FOR WEIGHTS SCHEDULE.
29. REFER TO DRAWING A-28 FOR DENSITIES SCHEDULE.
30. REFER TO DRAWING A-29 FOR STRENGTHS SCHEDULE.
31. REFER TO DRAWING A-30 FOR DURABILITIES SCHEDULE.
32. REFER TO DRAWING A-31 FOR RESISTANCES SCHEDULE.
33. REFER TO DRAWING A-32 FOR COMPATIBILITIES SCHEDULE.
34. REFER TO DRAWING A-33 FOR INTERACTIONS SCHEDULE.
35. REFER TO DRAWING A-34 FOR EFFECTS SCHEDULE.
36. REFER TO DRAWING A-35 FOR IMPACTS SCHEDULE.
37. REFER TO DRAWING A-36 FOR RISKS SCHEDULE.
38. REFER TO DRAWING A-37 FOR MITIGATIONS SCHEDULE.
39. REFER TO DRAWING A-38 FOR MONITORINGS SCHEDULE.
40. REFER TO DRAWING A-39 FOR MAINTENANCES SCHEDULE.
41. REFER TO DRAWING A-40 FOR REPAIRS SCHEDULE.
42. REFER TO DRAWING A-41 FOR REPLACEMENTS SCHEDULE.
43. REFER TO DRAWING A-42 FOR UPGRADES SCHEDULE.
44. REFER TO DRAWING A-43 FOR MODIFICATIONS SCHEDULE.
45. REFER TO DRAWING A-44 FOR ALTERATIONS SCHEDULE.
46. REFER TO DRAWING A-45 FOR ADJUSTMENTS SCHEDULE.
47. REFER TO DRAWING A-46 FOR CALIBRATIONS SCHEDULE.
48. REFER TO DRAWING A-47 FOR TUNINGS SCHEDULE.
49. REFER TO DRAWING A-48 FOR OPTIMIZATIONS SCHEDULE.
50. REFER TO DRAWING A-49 FOR ENHANCEMENTS SCHEDULE.
51. REFER TO DRAWING A-50 FOR IMPROVEMENTS SCHEDULE.
52. REFER TO DRAWING A-51 FOR DEVELOPMENTS SCHEDULE.
53. REFER TO DRAWING A-52 FOR INNOVATIONS SCHEDULE.
54. REFER TO DRAWING A-53 FOR RESEARCHES SCHEDULE.
55. REFER TO DRAWING A-54 FOR TESTS SCHEDULE.
56. REFER TO DRAWING A-55 FOR EVALUATIONS SCHEDULE.
57. REFER TO DRAWING A-56 FOR ASSESSMENTS SCHEDULE.
58. REFER TO DRAWING A-57 FOR AUDITS SCHEDULE.
59. REFER TO DRAWING A-58 FOR INSPECTIONS SCHEDULE.
60. REFER TO DRAWING A-59 FOR SURVEYS SCHEDULE.
61. REFER TO DRAWING A-60 FOR MEASUREMENTS SCHEDULE.
62. REFER TO DRAWING A-61 FOR RECORDS SCHEDULE.
63. REFER TO DRAWING A-62 FOR DOCUMENTATIONS SCHEDULE.
64. REFER TO DRAWING A-63 FOR REPORTS SCHEDULE.
65. REFER TO DRAWING A-64 FOR PRESENTATIONS SCHEDULE.
66. REFER TO DRAWING A-65 FOR COMMUNICATIONS SCHEDULE.
67. REFER TO DRAWING A-66 FOR COOPERATIONS SCHEDULE.
68. REFER TO DRAWING A-67 FOR COLLABORATIONS SCHEDULE.
69. REFER TO DRAWING A-68 FOR PARTNERSHIPS SCHEDULE.
70. REFER TO DRAWING A-69 FOR ALLIANCES SCHEDULE.
71. REFER TO DRAWING A-70 FOR NETWORKS SCHEDULE.
72. REFER TO DRAWING A-71 FOR COMMUNITIES SCHEDULE.
73. REFER TO DRAWING A-72 FOR SOCIETIES SCHEDULE.
74. REFER TO DRAWING A-73 FOR ORGANIZATIONS SCHEDULE.
75. REFER TO DRAWING A-74 FOR INSTITUTIONS SCHEDULE.
76. REFER TO DRAWING A-75 FOR AGENCIES SCHEDULE.
77. REFER TO DRAWING A-76 FOR BODIES SCHEDULE.
78. REFER TO DRAWING A-77 FOR BOARDS SCHEDULE.
79. REFER TO DRAWING A-78 FOR COMMISSIONS SCHEDULE.
80. REFER TO DRAWING A-79 FOR COMMITTEES SCHEDULE.
81. REFER TO DRAWING A-80 FOR TASK FORCES SCHEDULE.
82. REFER TO DRAWING A-81 FOR WORK GROUPS SCHEDULE.



d c a
DEKER CRAWFORD ARCHITECT INC.
2205 Fuhrer-Ginger Rd.
Delta, British Columbia V4K 2T8
Tel: 604.273.1111 Fax: 604.273.1112
www.dca.ca

A8

Elevations

Renfrew Senior's Addition
Vancouver BC

PROJECT:

NO.	DATE	REVISION
1	2017	PERMIT FOR DEVELOPMENT PERMIT
2	2017	PERMIT FOR DEVELOPMENT PERMIT
3	2017	PERMIT FOR DEVELOPMENT PERMIT
4	2017	PERMIT FOR DEVELOPMENT PERMIT

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND THE BC FIRE CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ELECTRICAL CODE AND THE BC GAS CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC PLUMBING AND MECHANICAL CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ROOFING CODE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC WOOD PRESERVATION CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC CONCRETE CODE.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC MASONRY CODE.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC METAL DECKING CODE.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC GLASS AND GLAZING CODE.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC STEEL DECKING CODE.

**1880 Renfrew Street
ADDITIONAL INFORMATION**

Site, Surrounding Zoning and Development — This 1 506.3 m² (16,214 sq. ft.) site is comprised of one parcel located on the northeast corner of Renfrew Street and East 3rd Avenue and is zoned C-2C1 (Commercial) District. The site is currently occupied by the Renfrew Care Centre, a Community Care Facility - Class B. The site is at the southern end of a commercial node, but is otherwise surrounded by single family dwellings.

Proposed Development — Proposed is a one-storey addition to the four-storey west wing of the existing building, along with extensive interior alterations to improve common areas of the facility which will increase the floor space by 832.8 m² (8,961 sq. ft.) or 0.55 FSR. The overall number of care beds would increase from 90 to 108. The proposed addition would not significantly impact the adjacent residential area, as the west wing fronts Renfrew Street. The addition would be at the same overall height as the existing east wing, which backs onto the lane.

Public Input — A rezoning information sign was posted on the site on April 8, 2011 and on April 29, 2011, a notification postcard was sent to 287 nearby property owners within the notification area (as shown in Figure 1 of the report). As well, plans and information regarding the application were posted on the City website for public viewing. There have been two responses received from area residents regarding the proposal. No significant concerns have been identified.

Comments of the General Manager of Engineering Services — The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

Processing Centre - Building — Staff have reviewed the architectural drawings prepared by Derek Crawford Architects on March 4, 2011. The applicant has received preliminary review comments regarding project conformance to the requirements of the Vancouver Building By-law, and is aware of issues to be resolved at the building permit stage.

Comments of the Director of Social Policy — “This is an expansion of an existing Community Care Facility. Review of internal design would be covered by Community Care Licensing. Additional care beds are much needed. Social Policy supports this application.”

Comments of the Manager of Residential Practice/Contracts (Vancouver Community), Vancouver Coastal Health Authority — “This will serve to verify that principles associated with the renovation project for Renfrew Care Centre have met with Vancouver Coastal Health Authority and presented planning documents on the proposed project. Upon review of the documents, VCHA finds the project supportable. Should the project progress to a point where it appears it will move ahead, a more detailed review will take place including review by the Community Care licensing officers to ensure compliance with regulations.

In terms of relocation of residents during the construction phase, VCHA will work closely with Renfrew Care Centre to create an acceptable plan to minimize disruption including: movement of residents within the facility, identifying a decanting site, if necessary, phasing of construction to minimize disturbance, notification of residents and their families, etc.”

Environmental Implications – The proposed rezoning neither contributes to nor detracts from the objective of reducing atmospheric pollution.

Comments of the Applicant – The applicant has been provided with a copy of this report and concurs with the content.

* * * * *

1880 Renfrew Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Expansion of an existing 90-bed seniors' care facility to add 17 care beds.

Public Benefit Summary:

The project would generate DCL payments as well as a CAC offering, currently unallocated.

	Current Zoning	Proposed Zoning
Zoning District	C-2C1	CD-1
FSR (site area = 1 506.3 m ² [16,214 sq. ft.])	3.0	3.55
Buildable Floor Space (sq. ft.)	48,642	57,603
Land Use	Commercial (Note 1)	Community Care Facility

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	0	\$101,500
	DCL (Area Specific)	0	0
	Public Art	0	0
	20% Social Housing	0	0
Offered (Community Amenity Contribution)	Childcare Facilities		0
	Cultural Facilities		0
	Green Transportation/Public Realm		0
	Heritage (transfer of density receiver site)		0
	Affordable Housing		0
	Parks and Public Spaces	0	0
	Social/Community Facilities		\$26,883
	Unallocated		0
	Other		0
TOTAL VALUE OF PUBLIC BENEFITS		0	\$128,383

Other Benefits (non-market and/or STIR components):

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

Note 1: Community Care Facility is a conditional use in the current C-2C1 zoning.

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1880 Renfrew Street
Legal Description	PID 018-699-928: Lot F Block 58 SECTION 31 New Westminster Plan L MP 15649
Applicant	Retirement Concepts Seniors Services Ltd.
Architect	Derek Crawford Architect Inc.
Property Owner	Retirement Concepts Seniors Services Ltd.

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	1 506.3 m ²	n/a	1 506.3 m ²

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT
ZONING	C-2C1	C-2C1	CD-1
USES	Dwelling Uses, Cultural and Recreational Uses, Institutional Uses (including Community Care Facility - Class B), Parking Uses, Retail Uses, Service Uses, and Utility and Communication Uses	Community Care Facility - Class B	Community Care Facility - Class B
DWELLING UNITS	n/a	80 rooms 90 beds	90 rooms 108 beds
MAXIMUM FSR	3.00 FSR	3.00 FSR	3.55 FSR
MAXIMUM HEIGHT	Outright - 10.7 m (35.0 ft.) Conditional - 13.8 m (45.3 ft.)	11.3 m (37.1 ft.)	11.3 m (37.1 ft.) & 14.7 m (48.2 ft.)
MAX. NO. OF STOREYS	4	4	5
PARKING SPACES	34 parking spaces 2 loading spaces 8 bicycle spaces	34 parking spaces 2 loading spaces 8 bicycle spaces	34 parking spaces 2 loading spaces 8 bicycle spaces