

Refers to Item #1  
Public Hearing of July 20, 2017

July 25, 2017

## MEMORANDUM

TO: Mayor Robertson and Councillors

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Janice MacKenzie, City Clerk  
Lynda Graves, Manager, Administrative Services, City Manager's Office  
Rena Kendall-Craden, Director, Communications  
Kevin Quinlan, Chief of Staff, Mayor's Office  
Gil Kelley, General Manager, Planning, Urban Design & Sustainability  
Abigail Bond, Director, Housing Projects

FROM: Susan Haid, Assistant Director of Planning, Vancouver South  
Planner

SUBJECT: **CD-1 Rezoning: 500-650 West 57th Avenue (Pearson Dogwood) - proposed changes to Recommendation A and the By-Law Enactment Conditions**

On June 27, 2017, Council referred the above-referenced rezoning application to a Public Hearing on July 20, 2017. Prior to referral, Vancouver Coastal Health (VCH) requested flexibility to considering off-site locations for the therapy pool. Between the time of referral and the Public Hearing, VCH confirmed their commitment to replace the existing Stan Stronge Therapy Pool on site with a pool of comparable size, staffing levels and program.

On July 20, 2017, at the time of public hearing Council heard from speakers regarding the importance of the therapy pool and asked questions of staff regarding the certainty of the pool to be replaced on site.

To address these concerns and ensure the report is in line with the commitment from VCH, staff are proposing the following change to the 'Recommendation A' and the 'Conditions of By-Law Enactment'.

The proposed changes to the Recommendation and the Conditions of By-Law Enactment of the Summary and Recommendations are shown below with the amended text highlighted in bold:

## RECOMMENDATION

- A. THAT the application by IBI Group Inc. on behalf of Onni Pearson Dogwood Holdings Corp., the registered owners, to rezone 500-650 West 57th Avenue [*Lots 1 to 5, all of Block 1004, District Lot 526, Plan 20607; PIDs: 002-395-355, 002-395-363, 002-395-380, 002-395-398 and 002-395-401 respectively*] from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 0.75 to 2.83 FSR and the height from 9.1 m (30 ft.) to 91.0 m (299 ft.) to permit a mixed-use development including:
- Approximately 2,700 residential units totalling 250,619 sq. m (2,697,732 sq. ft.), including 361 turnkey social housing units and land available to construct 179 social housing units;
  - Approximately 114 Pearson supportive units totalling 8,430 sq. m (90,744 sq. ft.);
  - 12,196 sq. m (131,281 sq. ft.) of commercial space;
  - 19,835 sq. m (213,514 sq. ft.) of health related facilities including a community health centre and complex residential care facility;
  - a 69-space childcare;
  - **a new therapy pool;**
  - a new adult day centre;
  - a 2.5 acre public park; and
  - a 1 acre urban farm

## CONDITIONS OF BY-LAW ENACTMENT

### Therapeutic Pool

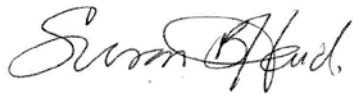
24. Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the General Manager of Community Services to design and construct a warm water therapeutic pool built to current standards. To secure this condition the City may require the applicant to enter into agreements with the City which include, but may not be limited to, ~~the following requirements, holds to~~ **ensure that the Therapeutic Pool is delivered when anticipated and may include holds on permits for subsequent phases as required**, all to be satisfied at no cost to the City:

- (i) Pool to be completed during phase 1.

~~Note to Applicant: The General Manager of Planning, Urban Design and Sustainability may consider a proposal for an alternative off site location, co-located with another aquatic facility, prior to the submission of a development permit for Parcel C, provided that the off site location has been secured through legal agreement and that there is evidence satisfactory to the General Manager of Planning, Urban Design and Sustainability and the General Management of~~

~~Community Services to demonstrate that the alternative location meets current standards and the needs of the pool user community. The foregoing agreements will include holds to ensure that the Therapeutic Pool is delivered when anticipated and may include holds on permits for subsequent phases as required.~~

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Haid".

Susan Haid  
Assistant Director of Planning, Vancouver-South