

**SIGNIFICANT NEW REZONING APPLICATION:**

**Address:** 749 West 33rd Avenue **Present Zone:** CD-1  
**Applicant:** T. Gill, IBI Group/Henriquez Partners **Proposed Zone:** CD-1 amend  
**Date of Application:** May 31, 2007  
**Staff Contact:** J. Baxter/M.B. Rondeau/S. Black/C. Buckham

**Proposal:**

- Development of a master plan for Providence Health Care's proposed "Campus of Care".
- "...to continue to operate as a Hospital, provide primary/complex care, provide assisted living for seniors and young disabled adults, be a centre of excellence in geriatric medicine. Also, included as accessory uses ancillary to the hospital, will be limited services and retail (including restaurant) uses..."
- Five buildings, 1 assisted and supported living (under construction), 2 hospitals and 2 buildings labelled "north housing"
- density to increase from previous 1.0 FSR to 1.4 (entire site)
- Heights range from 4 to 8 storeys
- Setbacks: 33<sup>rd</sup> Avenue - 7.0/9.0 m ; Heather - 17.0 m; Willow - 10.0/15.0 m and north property line - 3.0/10.0 m
- Three access points- one off 33<sup>rd</sup> Avenue; two off Heather Street
- Parking By-law standards for parking/loading

**Applicable Policy:**

- Riley Park/South Cambie Community Vision
- Community Amenity Contributions - through Rezoning

**Issues:**

- Density
- Height and Views
- Form of Development - massing and response to adopted Community Vision Directions
- Traffic impacts and mitigation measures

**CAC Implications:**

- Subject to a negotiated CAC - the site is over 2 acres

**Public Consultation:**

- pre-application open house was held in the community
- Usual information sign and notification letter