



P1

POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: August 25, 2009
Contact: Ingrid Hwang
Contact No.: 604.873.7756
RTS No.: 08250
VanRIMS No.: 08-2000-20
Meeting Date: September 8, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning - 970 Union Street (Villa Cathay Care Home)

RECOMMENDATION

A. THAT the application by Joe Y. Wai Architect Inc., to rezone 970 Union Street (Villa Cathay Care Home) (PID 007-584-415, Block 125, District Lot 181 & 2037, Plan 16060, NWD) from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development), to permit the expansion of the Villa Cathay Care Home, a Community Care Facility - Class B, be referred to a Public Hearing, together with:

- (i) plans received April 20, 2009 and addendum plans received June 17, 2009;
- (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 Recommendation A be adopted on the following conditions:

- (i) THAT the 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 the foregoing.

COUNCIL POLICY (Do not remove)

Relevant Council Policies for this site include:

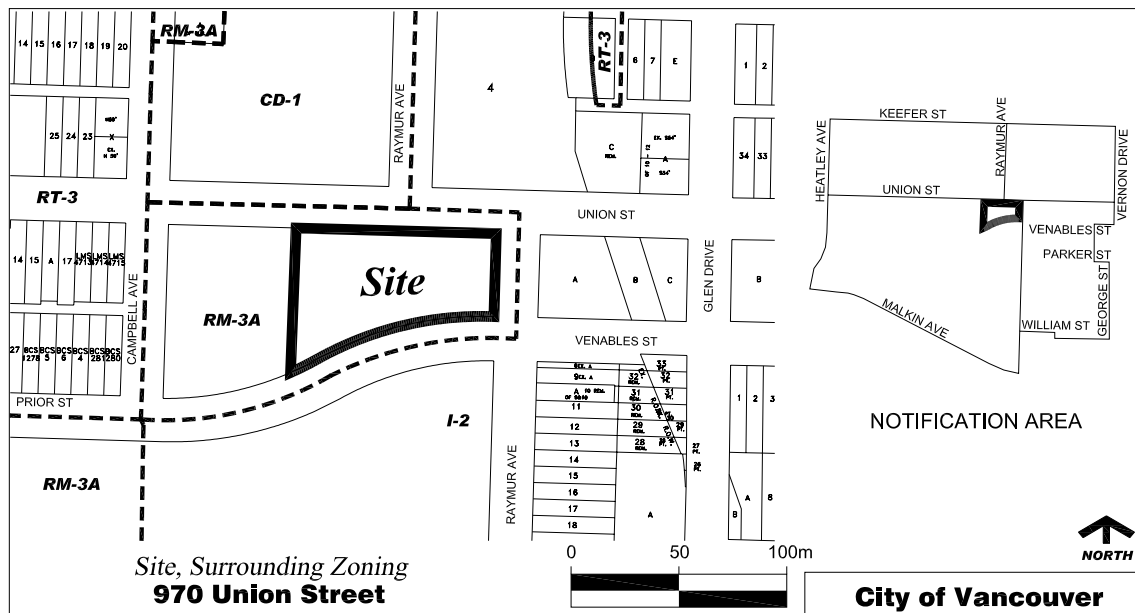
- Community Care Facility - Class B and Group Residence Guidelines, adopted by Council on June 24, 2008
- Downtown Eastside Housing Plan, adopted by Council on September 22, 2005
- Community Amenity Contributions - Through Rezoning, adopted by Council on January 20, 1999

PURPOSE AND SUMMARY

This report assesses an application to rezone 970 Union Street from RM-3A (Multiple Dwelling) 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 three-storey structure. The maximum height would increase from 10.7 m (35.1 ft.) to 11.7 m (38.4 ft.) and the maximum floor space ratio (FSR) would increase from 1.23 to 1.70. The proposed expansion would include the renovation and upgrading of the facility, and an increase in the number of rooms from 137 to 148. All bathrooms would become wheelchair accessible, and the common and operational areas of the facility would be reconfigured to the current standards required by the Vancouver Coastal Health Authority.

The proposed expansion conforms to Council's Community Care Facility - Class B and Group Residence Guidelines. The purpose for rezoning is to allow an increase in height and density from that permitted under the RM-3A District Schedule. The proposed renovations are supported by the Vancouver Coastal Health Authority and by the City's Social Development Department. Staff have assessed the application and concluded that the proposal would have little negative impact on the surrounding neighbourhood and promises significant public benefit. Staff support the proposal and recommend that the application be referred to a Public Hearing and be approved.

Figure 1 – Site, Surrounding Zoning and Notification Area



BACKGROUND

The existing Villa Cathay Care Home is owned and operated by the Villa Cathay Care Home Society in partnership with the Vancouver Coastal Health Authority. The average age of the residents is 87.5 years old and the majority of residents require assistance with mobility. This facility has been in operation since 1977 and includes an expansion built in 1991. The original programme of the facility was to provide “Personal Care” to its residents who are independently mobile, but require some assistance with activities. The level of care at the facility has since evolved and it now provides “Complex Care” to its residents. These residents require daily care, supervision, and assistance with mobility due to chronic disability. This proposal is the result of discussions between the operator and the Vancouver Coastal Health Authority to upgrade the facility to meet current “Complex Care” programme requirements.

DISCUSSION

Site and Context – The rezoning site is located on the southwest corner of Union Street and Raymur Avenue, north of Venables Street, and is comprised of one legal parcel. The current zoning and that to the immediate west is RM-3A. To the north is Stamp’s Place, a non-market multi-family housing development zoned CD-1. To the east and south is I-2 (Industrial), part of the Powell/Clark Industrial Area. Further west are the RT-3 and RM-3A residential districts of Strathcona. Chinatown Lions Manor, a seniors supportive and assisted living development, is next door to the west. The site falls within the Strathcona local area.

Land Use – The existing Villa Cathay Care Home is presently developed with a 137 room (188 bed) Community Care Facility - Class B, which is conditionally permitted in the RM-3A zoning. The proposal is to expand the existing facility with an additional storey to the existing three-storey structure. The expansion would include an increase in the number of rooms, upgrades to all bathrooms to become wheelchair accessible, an addition of a Special

Needs section, and dining areas for each level. These features are required to meet current "Complex Care" programme requirements for seniors care.

There is a recognized need for community care facilities in the city and the Vancouver Coastal Health Authority supports the application. City staff also support the proposal to improve this facility for residents. The transition from double rooms to single rooms would be an improvement to the quality of care.

Density – RM-3A zoning permits up to 1.35 FSR for a Community Care Facility - Class B. The existing Villa Cathay Care Home has a density of 1.23 FSR. The proposed density of 1.70 FSR, representing about 2 122 m² (22,840 sq. ft.) of additional floor space, increases the permitted density on the site to 0.35 FSR over the RM-3A maximum. The added density is created without reducing outdoor open space by expanding the existing structure vertically. The increase in floor space density does not mean that there would be an increase in the number of occupants on the site, as the change is chiefly to accommodate more private rooms, rather than adding beds. Staff support the added density.

Height – The current RM-3A zoning permits a maximum height of 10.7 m (35.1 ft.). The rezoning application proposes to increase the maximum height to 11.7 m (38.4 ft.). Given the relatively minimal increase of 1.0 m (3.3 ft.) and the nature of the nearby context, the effect of this change is expected to be minimal. The site is situated on the western border of Powell/Clark Industrial Area and north of Strathcona Park. Residential-zoned lots are located to the west and north only. Residential buildings to the north in Stamp's Place are located away from Villa Cathay, so that there is no residential building north of Union Street facing the site.

Chinatown Lions Manor to the west is also a non-market seniors housing site. A small increase in shadow onto the north yard of Lions Manor is indicated in the diagrams provided will result, but the proposal maintains Villa Cathay's existing 3 m (9.8 ft.) setback from its west property line. View and daylight impacts would be mitigated by an upper-level setback of 2 m (6.6 ft.) and removal of a projecting balcony at the new fourth floor closest to Lions Manor. Some clarification of the window locations on the adjacent building is recommended. Staff support the proposed increase in height, given the additional setback that would be provided and subject to design development conditions as noted in Appendix B.

Form of Development (Note Plans: Appendix D) – The proposed addition to Villa Cathay responds to the design of the existing building and establishes a common appearance between the different phases of development. The architecture has been designed to maintain the character of the street and neighbourhood. The proposed setback on the west side of the fourth floor addresses the impact of the proposal on the adjacent neighbouring property (see discussion of height above). Relocation of the existing entrance gate further north towards Union Street is proposed to provide more visibility from the street. A pavilion roof in a similar Northern Chinese style is proposed to be added at the top of the elevator shaft.

Parking and Loading – According to the Parking By-law, a total of 40 parking spaces and three loading spaces would be required for the existing care home. The facility currently has 23 parking spaces and one loading space. The applicant is proposing two new bicycle spaces and no additional parking spaces. The renovations of the facility would convert existing double-occupancy rooms to single-occupant rooms, so there would be an overall decrease in

the number of beds. Staff and visitor parking demand would remain constant. For this reason, and the fact that it would be physically challenging to add more parking or loading, staff recommend that the parking requirement remain at the 23-space existing supply and the loading requirement to the one existing space.

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 [see Appendix B, conditions (b)(ix)(1) to (3)].

Landscape – The application proposes additions and alterations to Villa Cathay's existing landscape. It is important to maintain the existing greenery bordering the property as a buffer between the Venables Street arterial and as a visual amenity for the streetscape. Staff have included design development conditions for landscape in Appendix B [see Appendix B, conditions (b)(vi) to (viii)].

Sustainability – The applicant has indicated an interest in pursuing sustainability measures at this site. They have provided a summary checklist that shadows the LEED rating programme to guide the design and renovation of the building wherever practical. Staff support the intention and recommend designs that would reduce building energy consumption.

Community Amenity Contribution – Under Council policy, non-market housing facilities, such as this, where a majority of residents receives government income assistance, are not subject to a community amenity contribution.

Tenant Relocation Plan – As part of the rezoning application, the applicant has provided a draft tenant relocation plan to mitigate resident displacement during construction. The applicant has also engaged the services of Makam Construction to review and to provide advice on construction phasing to minimize resident displacement. 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 create an acceptable plan to minimize disruption and, together, to notify residents and their families of the movement of residents within the facility. The operator does not intend to relocate residents off-site during construction, and they would not accept new admissions prior to and during the course of construction. Staff have included design development conditions in Appendix B related to tenant relocation [see Appendix B, condition (b)(x)]. For further information regarding the draft Tenant Relocation Plan, see Appendix E.

Public Input – A notification postcard was mailed to 265 surrounding property owners on May 1, 2009 and two rezoning information signs were installed on the site on May 6. The notification area is shown in Figure 1. The application has generated very little comment or written communications from surrounding property owners or other citizens.

In addition, a public information open house was held on May 20, 2009 at Villa Cathay. Eleven individuals signed in and two comment forms were submitted. The responses were generally supportive of the application. For more information regarding public input, see Appendix C.

FINANCIAL IMPLICATIONS (Do not remove)

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 Villa Cathay Care Home, by the addition of one storey over the existing three-storey structure, 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 conditions of approval listed in Appendix B, including approval in principle of the form of development shown in plans included as Appendix D.

* * * * *

970 Union 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 1.70.
- For the purpose of computing floor space ratio, the site is deemed to be 4 490 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.
- all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- where exterior walls greater than 152 mm in thickness have been recommended by a building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and
- with respect to exterior:
 - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation; or
 - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),
the area of such walls that exceed 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.
- Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:
 - enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - no more than fifty percent to the excluded balcony floor area may be enclosed.

Height

- A maximum of 11.70 m, measured from base surface.

Setback

- A minimum setback of 5.50 m (18.0 ft.) from the north property line.
- A minimum setback of 2.60 m (8.5 ft.) from the south property line.
- A minimum setback of 6.00 m (19.7 ft.) from the east property line.
- A minimum setback of 3.00 m (9.8 ft.) from the west property line.

Horizontal Angle of Daylight

- All habitable rooms must have a 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 plan 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 o 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:
 - Minimum parking requirement of one parking space for each eight beds.
 - Minimum loading requirement of one Class B loading space.

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

* * * * *

970 Union 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.

PROPOSED 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 Joe Y. Wai Architect, and stamped "Received City Planning Department, April 20, 2009" and by addendum plans stamped "Received City Planning Department, June 17, 2009", 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

- (i) Clarification of exterior finish and materials on the elevation drawings;

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

- (ii) Provision of reflected elevations indicating the location and use of windows in the adjacent development;

Note to Applicant: Where potential privacy impacts appear, they should be addressed through design refinements.

Sustainability

- (iii) 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)

- (iv) Design development to take into consideration the principles of CPTED.

Landscape Design

- (v) Retention of healthy trees wherever possible in accordance with the Private Property Tree By-law;

- (vi) Review and written confirmation of proposed tree removal to the satisfaction of the General Manager of Engineering Services and the Director of Planning;
- (vii) Provision of a full Landscape Plan;

Engineering

- (viii) Arrangements to the satisfaction of the General Manager of Engineering Services for the following:
 - (1) Modify the size of the parking spaces and the layout of the parking stalls to the proper dimensions as outlined in the Parking and Loading Design Supplement.
 - (2) Provision of all parking stall and drive aisle dimensions, label the small car spaces and number all parking stalls.
 - (3) Show security gate for parking spaces and receiving area on drawings and indicate the vertical clearance.
 - (4) Removal of the disused crossing on Raymur Avenue is required.
 - (5) Relocation of the garbage container from the boulevard onto the site, to a location satisfactory to the Director of Planning in consultation with the General Manager of Engineering Services.
 - (6) Confirmation of the approved garbage pick up location or modification of the pick up location to ensure on-site pick up of all of the garbage bins is required. It appears the on-site bin is only accessible by driving over the sidewalk and boulevard and not directly from on-site.

Housing

- (ix) Provision of a signed Tenant Relocation Plan prior to issuance of the Development Permit, to include, amongst other conditions, the following requirements:
 - Construction phasing schedule;
 - Timetable of tenant relocation and management in relation to construction;
 - Compliance with Vancouver Coastal Health Authority regulations for tenant relocation, notification of residents and their families;
 - Approval of Tenant Relocation Plan by Vancouver Coastal Health Authority.

PROPOSED 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

- (i) Clarification of charges on title BK210399- BK210404. These charges allow for a fountain to be constructed encroaching onto a portion of Union Street. If it is not required to be constructed as part of an earlier development approval, and there is no longer intent to build the fountain, then the documents should be discharged.
- (ii) Clarification is required as to whether any portion of the proposed decorative gate at the north property line is intended to encroach onto Union Street. If so, proper arrangements must be made for any encroachment onto City property.
- (iii) Provision of a watercourse preservation agreement. There is an existing watercourse contained in a concrete pipe which runs below the building in a historical watercourse, protection of this drainage corridor is required.

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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**970 Union Street
ADDITIONAL INFORMATION**

Site, Surrounding Zoning and Development — This 4 490 m² (48,330 sq. ft.) site is comprised of one parcel located on the southeast corner of Raymur Avenue and Union Street and is zoned RM-3A (Multiple Dwelling) District. The site is currently occupied by the Villa Cathay Care Home, a Community Care Facility - Class B. The building has been approved since 1977 as a Community Care Facility and expanded in 1991 with an east wing. The site is irregular in shape and has a frontage of 93.2 m (305.95 ft.) along Union Street, a depth of 38.4 m (125.99 ft.) along Raymur Avenue on the east property line, and a depth of 67.3 m (220.70 ft.) along the west property line.

Properties to the west are zoned RT-3 (Two-Family Dwelling) District and are developed with primarily residential buildings. Properties to the east are zoned I-2 (Light Industrial) District and are developed with buildings for industrial and service uses. The property immediately to the west of the site is the Chinatown Lions Manor, a Seniors Support and Assisted Housing development.

Proposed Development — Proposed is a 2 121.9 m² (22,839.9 sq. ft.) one-storey addition to the existing three-storey building along with extensive interior alterations to accommodate the enlargement of the existing rooms by reducing the number of double occupancy rooms and converting them into single occupancy rooms. The overall number of rooms would increase from 137 to 148 and the number of beds would change from 188 beds to 158 beds. This includes the addition of a Special Needs section with 22 beds. All bathrooms would become wheelchair accessible, and there would be satellite dining and lounge areas for smaller groups as required by the Vancouver Coastal Health Authority. Also proposed are renovations to the common and main kitchen, assembly area, administrative offices, and outdoor space with extensive landscaping to replace many of the trees.

The ground floor has 15 single rooms and two double rooms and includes space for the multi-purpose room, a dining area and an activity area for the ground floor residents. It also has the facility's kitchen area, mechanical room, electrical room, activity rooms, doctor's examination room, staff lounge and lunch room, and administrative offices. The second floor has 45 single rooms and three double rooms, of which 20 single rooms and one double room are part of the Special Needs section. The second floor also includes activity rooms, lounge areas, media room, dining areas, and access to an outdoor deck. The third floor has 48 single rooms and two double rooms and includes activity areas, dining rooms, and lounge areas. The fourth floor (the addition) has 30 single rooms and three double rooms and includes dining rooms, lounge areas, activity areas, additional offices and access to two outdoor decks. Access to the upper floors of the building is via three elevators, two located in the north wing and one in the east wing, and stairwells located at the ends each of the three wings of the building.

The proposal would retain cultural characteristics of the existing building valued by the residents and by the operating society, including the nine-dragon wall, a small pavilion and an entrance gate. The entrance gate would be relocated further north to provide more visibility from the street and a small pavilion roof in a similar Northern Chinese style would be added to the top of the elevator shaft.

Public Input – On May 1, 2009, a notification postcard was sent to 265 nearby property owners within the notification area (as shown in Figure 1 of the report). Rezoning information signs were posted on the site on May 6, 2009. Plans and information regarding the application were posted on the City website for public viewing. A public information open house was held on May 20, 2009. Approximately 15 citizens, applicant staff team and City staff attended. At the open house, 11 people signed in and two comment forms were filled out in support of the proposal. There have been no phone calls or e-mails received from residents regarding the proposal. No significant concerns were expressed.

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 Joe Y. Wai Architect on April 20, 2009. The applicant has a code consultant that has been working with Building staff and 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 Acting 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 Villa Cathay have met with Vancouver Coastal Health Authority and presented planning documents on the proposed project. Upon review of the documents, VCHA finds the project approvable. Should the project move to a position 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.

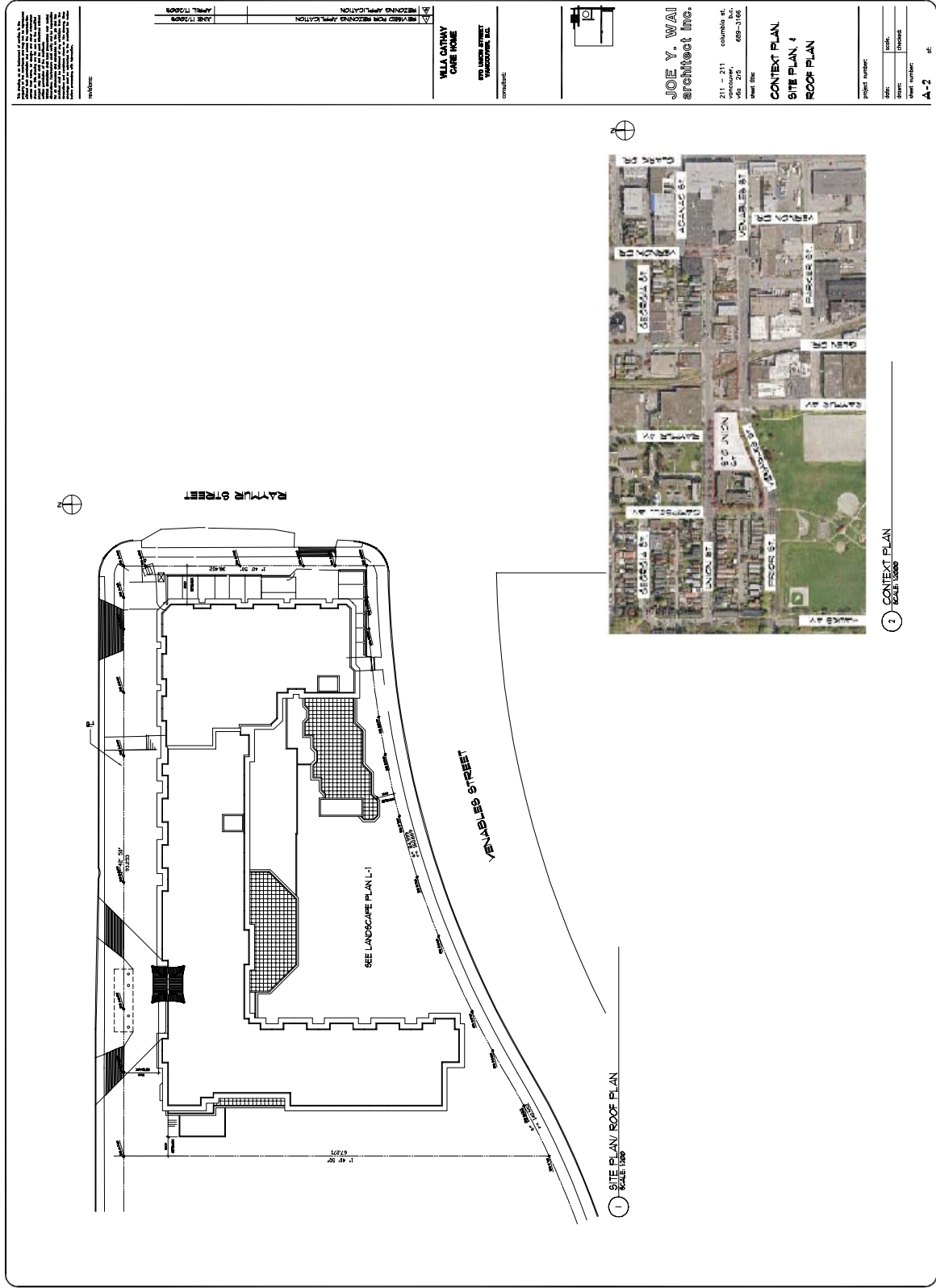
In terms of relocation of residents during the construction phase, VCHA will work closely with Villa Cathay to create an acceptable plan to minimize disruption including identifying a decanting site if necessary, phasing of construction to minimize disturbance, notification of residents and their families,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

* * * * *

970 Union Street
FORM OF DEVELOPMENT



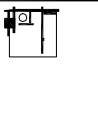
NOTICE: The information on this drawing is for informational purposes only. It is not intended to be used as a contract. The user of this drawing assumes all liability for any errors or omissions. The user of this drawing is advised to verify the accuracy of the information on this drawing. The user of this drawing is advised to consult with a professional engineer or architect for any questions or concerns.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT APPLICATION	APRIL 17, 2025

WILL COTRAN
OWNER

970 UNION STREET
WINDSOR, BC

CONSULTANT:



JOE Y. WAI
architect inc.

211 - 211 columbus st.
vancouver, bc
v6z 1r5
609-3186

DATE: 04/17/25

CONTEXT PLAN
SITE PLAN
ROOF PLAN

PROJECT NUMBER:	
DATE:	04/17/25
DRAWN:	JOE Y. WAI
CHECKED:	JOE Y. WAI
SCALE NUMBER:	A-2
SHEET NUMBER:	01

1 SITE PLAN / ROOF PLAN
SCALE 1/8"=1'-0"

2 CONTEXT PLAN
SCALE 1/8"=1'-0"

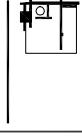
REVISIONS

DATE: 11/11/10
 DRAWN BY: J. WAI
 CHECKED BY: J. WAI
 APPROVED BY: J. WAI
 PROJECT: WILLY CATHY CARE HOME
 SHEET: A-7

REVISIONS FOR RESIZING APPLICATION

DATE: 11/11/10
 DRAWN BY: J. WAI
 CHECKED BY: J. WAI
 APPROVED BY: J. WAI

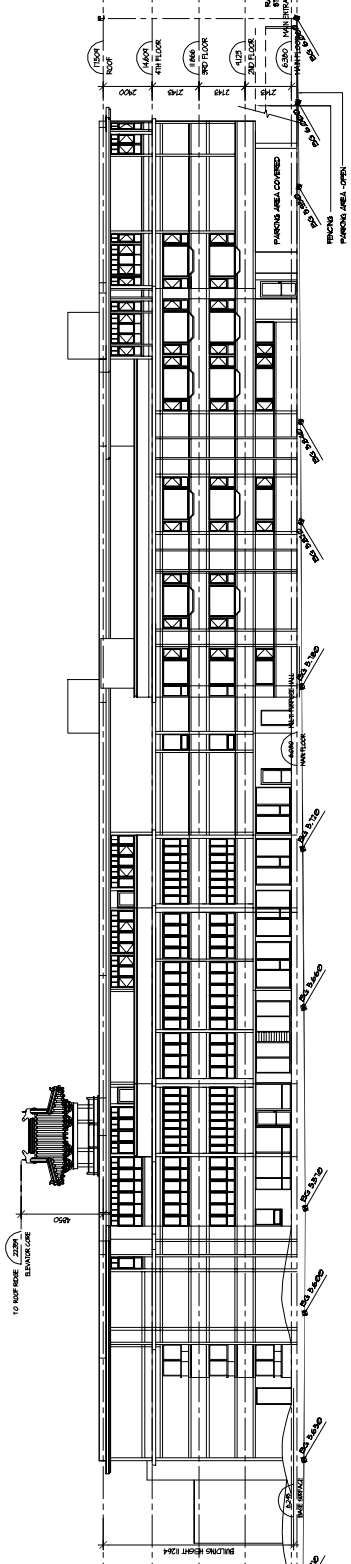
WILLY CATHY CARE HOME
 870 LINDSEY STREET
 WINDSOR, ONT. N9A 1A1
 CONSULTANT



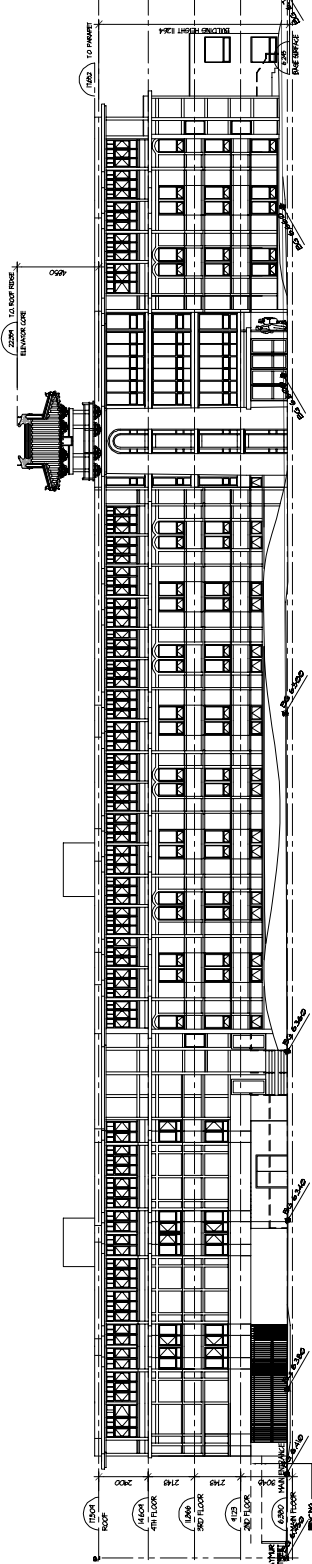
JOE Y. WAI
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 TEL: 519-253-8888
 FAX: 519-253-8889

NORTH & SOUTH
 ELEVATIONS

PROJECT NUMBER:	0902
DATE:	11/11/10
DRAWN BY:	J. WAI
CHECKED BY:	J. WAI
APPROVED BY:	J. WAI
SHEET NUMBER:	A-7



1 SOUTH ELEVATION
 SCALE: 1/8\"/>



2 NORTH ELEVATION
 SCALE: 1/8\"/>

REVISIONS

1	REVISED FOR REZONING APPLICATION
2	REVISED FOR REZONING APPLICATION

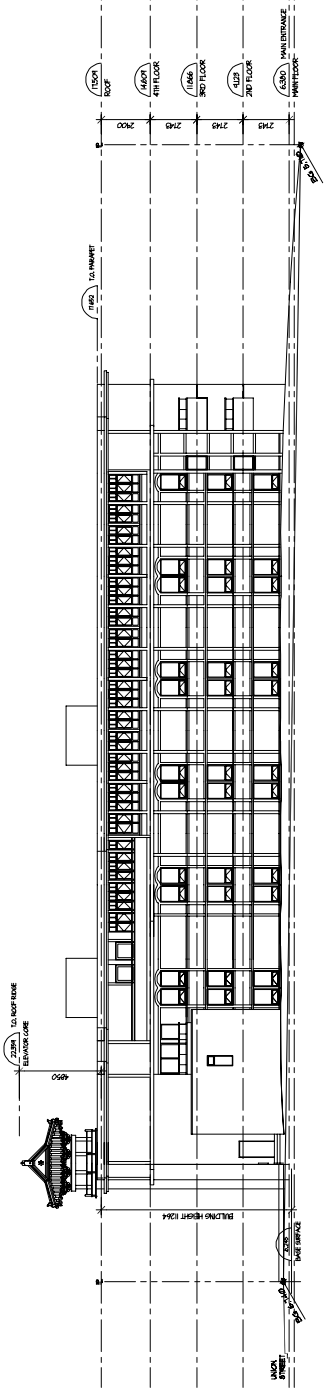
DATE: 11/20/09

PROJECT: VILLA CATHAY CARE HOME
 670 MADISON STREET
 WASHINGTON, DC

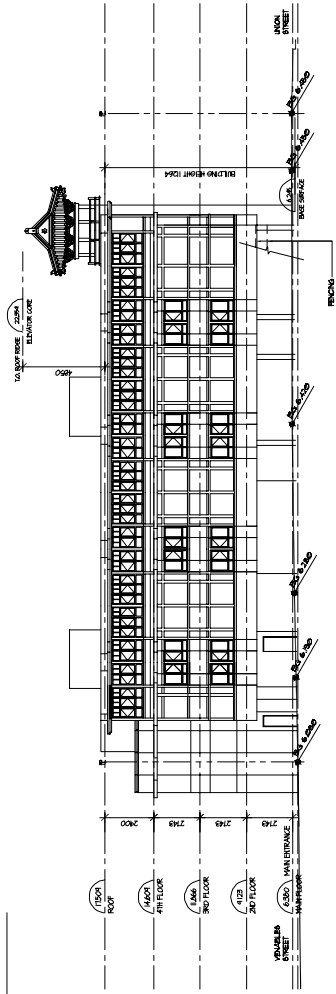
ARCHITECT: JOE Y. WAI
 architect inc.

211 - 211 COLUMBIA AVE. S.W.
 WASHINGTON, DC 205 3188
 PHONE: 202 699-3188

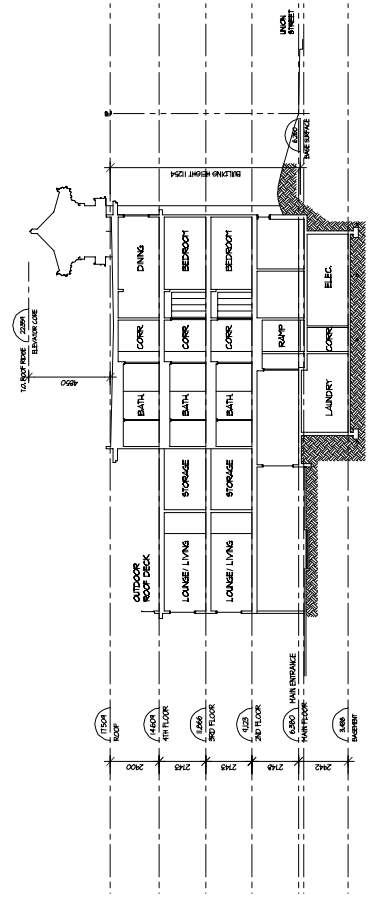
PROJECT NUMBER: 0902
 DATE: 11/20/09
 DRAWING: CROSS SECTION
 SHEET NUMBER: A-3



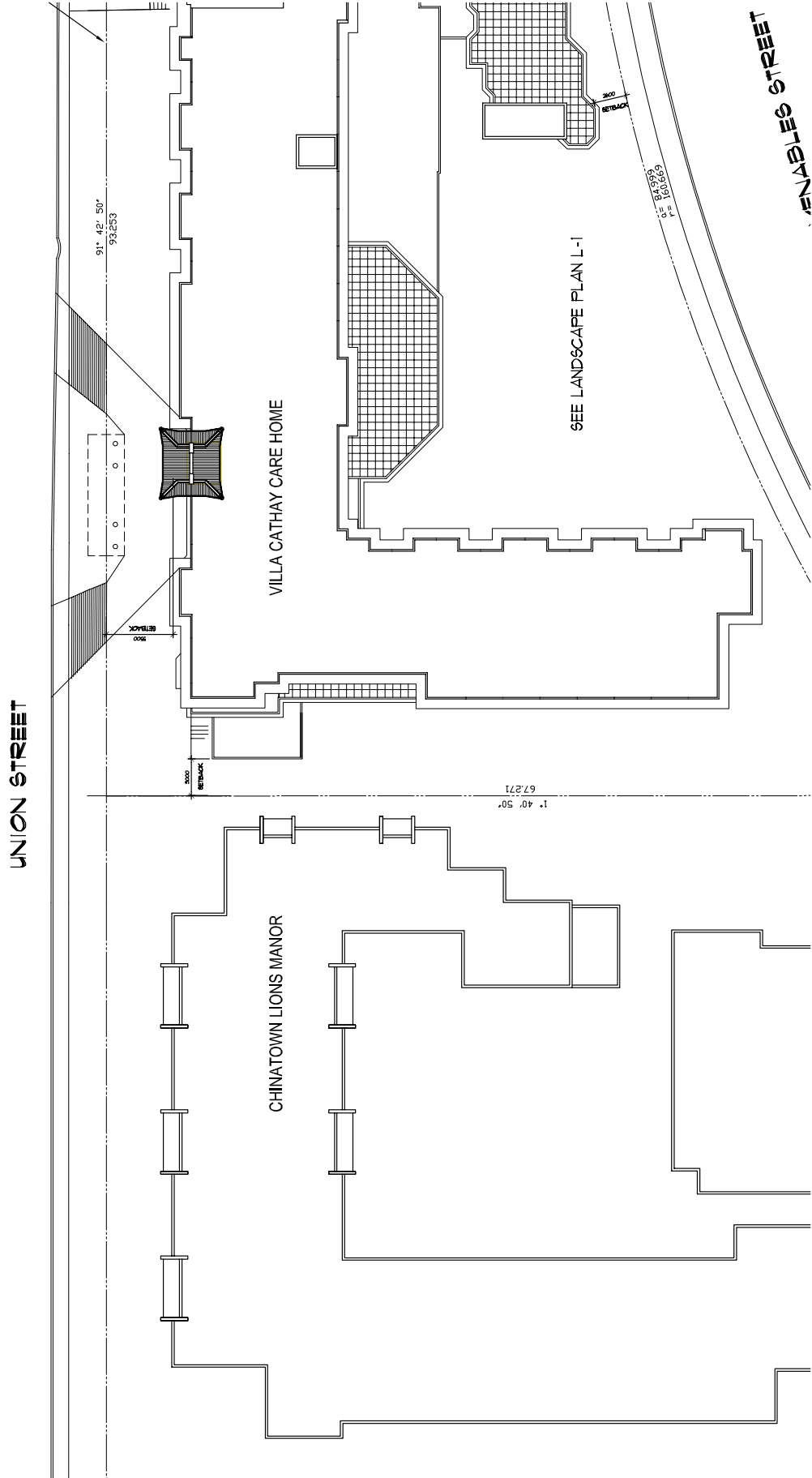
1 WEST ELEVATION
SCALE: 1/8"



2 EAST ELEVATION
SCALE: 1/8"



3 CROSS SECTION
SCALE: 1/8"



VILLA CATHAY CARE HOME, 970 UNION STREET VANCOUVER
JULY 08, 2009
ROOF PLAN SCALE 1:300
SK401

REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/18	ISSUED FOR PERMITS APPLICATION
2	11/15/18	ISSUED FOR RECORDS APPLICATION

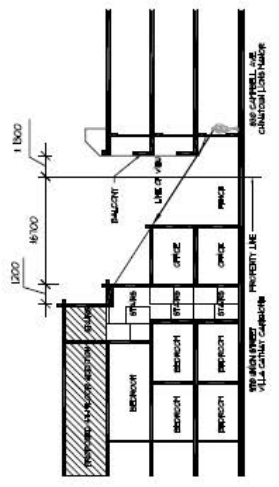
VILLA CATHAY CARE HOME
830 CAMPBELL AVE.
CHATTANOOGA, TN 37404

JOE Y. WAI
architect inc.

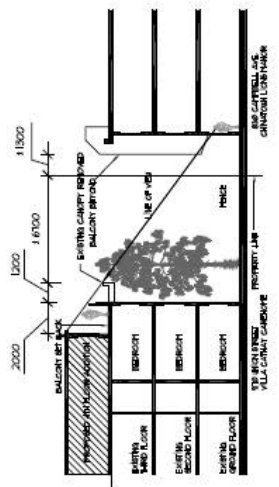
311 - 311 | CHATTANOOGA, TN
404 - 395 | 659-1165
WWW.JYWA.COM

VIEW IMPACT ANALYSIS

PROJECT NUMBER: 0802
DATE: 10/20/18
SCALE: AS SHOWN
SHEET NUMBER: 4-9



1 SECTION A - VIEW IMPACT ANALYSIS



2 SECTION B - VIEW IMPACT ANALYSIS

Villa Cathay Care Home
970 Union Street, Vancouver
Operation/Construction Phasing Plan
(Draft, Revised June 1, 2009)

PHASE I: Start in First Dry Season

A. East Wing

1. Construction:

- L1 East: Structural upgrade to parking area. Longevity activity wing structural upgrade and new partitions
- L2 East: Structural upgrade; new room partitions and finish (include the connection to the new roof deck)
- L3 East: Structural upgrade; new room partitions and finish
- L4 East: New units on the fourth floor; roof and roof deck complete
- East wing new elevator.

2. Disturbed Use:

- Staff parking
- Dietician's office
- 19 single rooms in East Wing on L2 and L3, total of 38 beds.

3. Available Beds during Construction: 150 beds

- 98 old/west wing + 52 old/north wing= 150.

4. Temporary Measures:

- To be discussed
- Some office use in rooms needs to be vacant.

5. Completion after this Phase:

- New longevity wing for temporary staff lounge, and longevity room
- New east wing activity rooms for temporary dining on floors
- New east wing elevator to 4th floor
- New/refinished rooms on L2 -L3 east wing, total 38 beds
- New rooms on L4, 14 beds.

B. South Expansion

1. Construction:

- L1 South: new kitchen, new multi-purpose hall
- L2 South: new dining room expansion outside of existing building; new roof deck
- L3 South: new dining room outside expansion of existing building
- L4 South: new roof deck over dining room outside of existing building
- L1-L3 West: rooms at corner next to new care station preparation rooms.

2. Disturbed Use:

- Existing dining hall
- Staff lounge and change rooms
- 4 single rooms facing south against the new dining room expansion on L2 and L3 in the North Wing: total of 8 beds.

3. **Available Beds during Construction: 188 beds**
 - 92 old/west wing + 44 old/north wing + 52 new/east wing = 188.
4. **Temporary measures:**
 - **To be** discussed.
5. **Completion after this phase:**
 - New kitchen cooking area ready to connect existing dishwashing area
 - New dietician's room
 - L2-L3 new dining room additions ready to connect to North Wing.

PHASE II: Start in Second Dry Season

A. North Wing excluding Main Entrance/Elevator and New Elevator shaft

1. **Construction:**
 - L1-L3 North: Structural upgrade; new room partitions and finish over existing
 - L4 North: new fourth floor and roof
 - New elevator shaft outside of existing.
2. **Disturbed Use:**
 - Service elevator
 - Connection from East Wing to West Wing needs to be temporarily re-routed through the new multipurpose hall, to main entrance existing elevator
 - Administration offices
 - Rooms in North Wing on L2 and L3, total of 52 beds.
3. **Available Beds during Construction: 144 beds**
 - 92 old/west wing + 52 new/east wing = 144.
4. **Temporary Measures:**
 - **To be** discussed
 - **Food service, use east wing elevator and existing main elevator partially**
 - **Temporary corridors to connect East Wing and West Wing**
 - **Fire exit made available for West Wing during construction.**
5. **Completion after this phase:**
 - New kitchen on L1
 - New staff area on L1
 - New service elevator
 - New Main elevator shaft
 - New dining/living rooms on all floors.
 - New/refinished rooms on L2 -L3 North Wing, total 27 beds; completion of special units on L2
 - New rooms on L4, 8 beds.

B. West Wing 4th Floor Completed with New Roof

1. **Construction:**
 - New 4th floor framing and completion of new West Wing exterior wall and roof.

2. **Disturbed Use:**
 - Rooms in West Wing on L3, total of 33 beds.
3. **Available Beds during Construction: 144 beds**
 - 59 old/west wing + 52 new/east wing = 111.
4. **Temporary Measures:**
 - Minimize disturbance to Level 1 and Level 2.
5. **Completion after this phase:**
 - New exterior walls and roof for West Wing.

PHASE III: Continue after Second Dry Season

A. West Wing and Main Entrance/Elevator

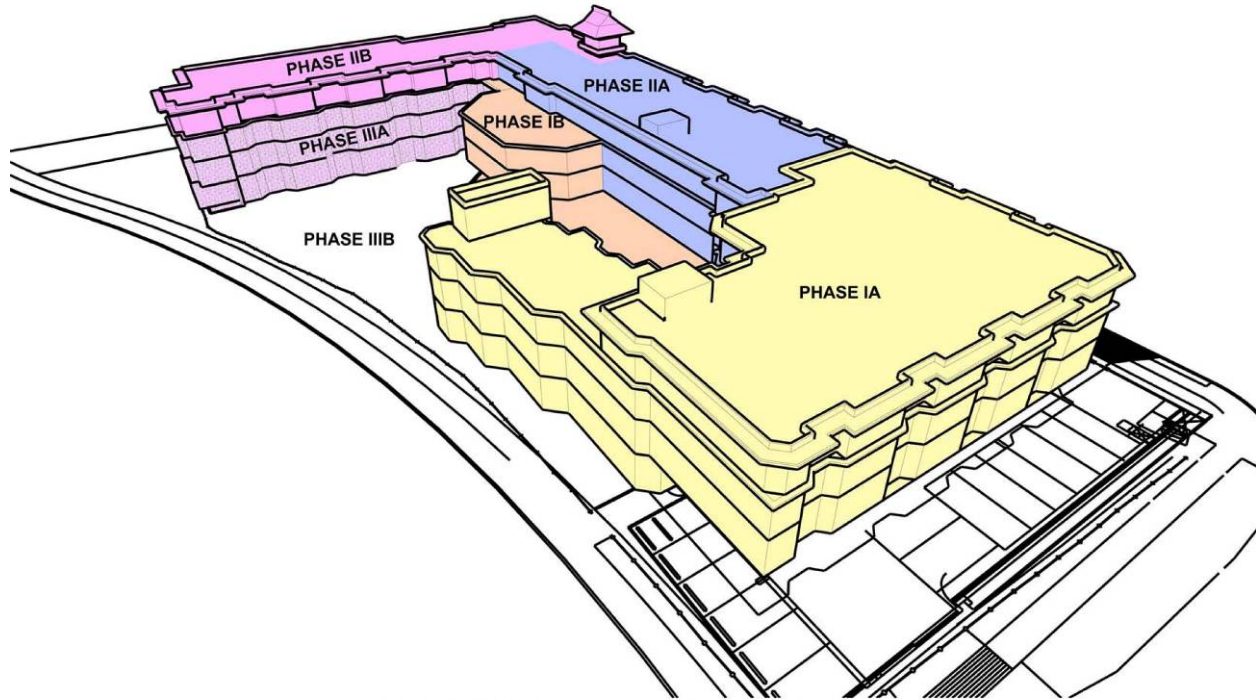
1. **Construction:**
 - L1-L3 West: structural upgrade; new room partitions and finish over existing
 - L4 West: completion of interior
 - Main entrance floor expansion and new elevator
 - Chinese roof over main elevator.
2. **Disturbed Use:**
 - Main entrance and the main elevator
 - Rooms in West Wing on L1 to L3, total of 98 beds.
3. **Available Beds during Construction: 87 beds**
 - 35 new/north wing + 52 new/east wing = 87.
4. **Temporary Measures:**
 - To be discussed
 - Use Venables' entrance for visitors?
 - Temporary rooms for residents? Use large rooms for double occupancy?
5. **Completion after this Phase:**
 - New/refinished rooms on L1 to L3 West Wing, total 57 beds
 - New rooms on L4, 14 beds
 - Completion interior of the building.

B. Exterior and Landscape

1. **Construction:**
 - Building exterior upgrade, L1-L3
 - Landscape.
2. **Disturbed Use:**
 - Rooms during exterior upgrade
 - Courtyard.
3. **Functional Beds during this Phase of Construction: 158 beds**
 - 71 new/ west wing + 35 new/north wing + 52 new/east wing = 158.

4. Temporary Measures:
 - Minimum required.

5. Completion after this Phase:
 - Project completion.



VILLA CATHAY - CONSTRUCTION PHASING PLAN (REVISED JUNE 1,2009)

	PHASE IA	PHASE IB	PHASE IIA	PHASE IIB	PHASE IIIA	PHASE IIIB
Available beds during Construction Phase	150	188	144	111	87	158 (All beds available)
New beds after Construction Phase	52	0	35	0	71	158 (All beds available)

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	970 Union Street
Legal Description	PID 007-584-415, Block 125, District Lot 181 & 2037, Plan 16060, NWD
Applicant	Joe Y. Wai
Architect	Joe Y. Wai Architect Inc.
Property Owner	Villa Cathay Care Home Society

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	4 490 m ²	n/a	4 490 m ²

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT
ZONING	RM-3A	RM-3A	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	137 rooms 188 beds	148 rooms 158 beds
MAX. FLOOR SPACE RATIO	1.35 FSR	1.23 FSR	1.70 FSR
MAXIMUM HEIGHT	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)	11.7 m (38.4 ft.)
MAX. NO. OF STOREYS	n/a	3	4
PARKING SPACES	47 parking spaces 2 loading spaces 2 bicycle spaces	23 parking spaces 1 loading space	23 parking spaces 1 loading spaces 2 bicycle spaces
FRONT YARD (NORTH) SETBACK	6.10 m (20.0 ft.)	6.00 m (19.7 ft.)	5.50 m (18.0 ft.)
SIDE YARD (EAST) SETBACK	2.10 m (6.9 ft.)	6.00 m (19.7 ft.)	6.00 m (19.7 ft.)
SIDE YARD (WEST) SETBACK	2.10 m (6.9 ft.)	3.00 m (9.8 ft.)	3.00 m (9.8 ft.)
REAR YARD (SOUTH) SETBACK	10.70 m (35.1 ft.)	2.60 m (8.5 ft.)	2.60 m (8.5 ft.)