



# P1

POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: February 26, 2013  
Contact: Kent Munro  
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RTS No.: 9975  
VanRIMS No.: 08-2000-20  
Meeting Date: March 12, 2013

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Text Amendment: 749 West 33rd Avenue (St. Vincent's Site)  
(John Paul II Pastoral Centre)

**RECOMMENDATION**

- A. THAT, subject to enactment of the by-law to amend CD-1 (82) By-law No. 4671, approved in principle at the public hearing of September 16, 2008 (the "2008 Amendments"), the application by Catholic Charities of the Archdiocese of Vancouver ("Catholic Charities ") to further amend the text of CD-1 (82) By-law No. 4671 for 749 West 33rd Avenue [*PID: 007-755-414; Block 1170 District Lot 526 Plan 14699*] (the "St. Vincent's site") to add General Office and Dwelling Uses as permitted uses in sub-area C, to enable development of a six-storey, 6,105 m<sup>2</sup> (65,714 sq. ft.) pastoral centre, including clergy housing, be referred to public hearing together with:
- (i) plans by John Clark Architect Inc. submitted September 14, 2012, and
  - (ii) the recommendation of the General Manager of Planning and Development Services to approve the application, subject to conditions contained in Appendix B.
- FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at the public hearing.
- B. THAT, subject to approval of the by-law amendments, a consequential amendment to the CD-1 Guidelines for 749 West 33rd Avenue, to update the Figure 1 site plan to show the pastoral centre building in sub-area C and associated road and landscape changes in the northwest corner of the St. Vincent's site, be approved.
- C. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal

Services be instructed to prepare the necessary Housing Agreement By law for enactment prior to enactment of the CD-1 By-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.

- D. THAT Recommendations A, B and C be adopted on the following conditions:
- (i) THAT the passage of the above resolution 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 and that 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.

### ***REPORT SUMMARY***

This report presents the staff assessment of an application to amend the text of CD-1 By-law (82) for the St. Vincent's site to add General Office and Dwelling Uses to sub-area C, which if approved, would enable development of a six-storey, 6,438 m<sup>2</sup> (69,299 sq. ft.) pastoral centre on the west side of the St. Vincent's site. The rezoning application is concurrent with development permit application no. DE416156. By-law amendments and accompanying CD-1 Guidelines were approved in principle in September 2008 to redevelop the St. Vincent's site as a "Campus of Care", intended to provide a continuum of integrated services from assisted living to specialized complex care. The by-law identifies four development sub-areas.

The current application is to reconsider the westernmost sub-area C of the St. Vincent's site for use by Catholic Charities as a pastoral centre. The proposal includes nine dwelling units as housing for retired clergy, secured as social housing through a housing agreement registered on title to the St. Vincent's site. The staff review of the application concludes that, in view of the services offered by the Catholic Charities and because of the inclusion of seniors housing, the proposed development is compatible with the campus of care planned for the balance of the St. Vincent's site. The General Manager of Planning and Development Services recommends approval of the application, subject to a public hearing, and subject to conditions of approval contained in Appendix B.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

- CD-1 (82) By-law No. 4671, originally enacted December 5, 1972
  - amended November 23, 2005 to allow development of a seniors supportive and assisted housing/community care facility at 4875 Heather Street, and

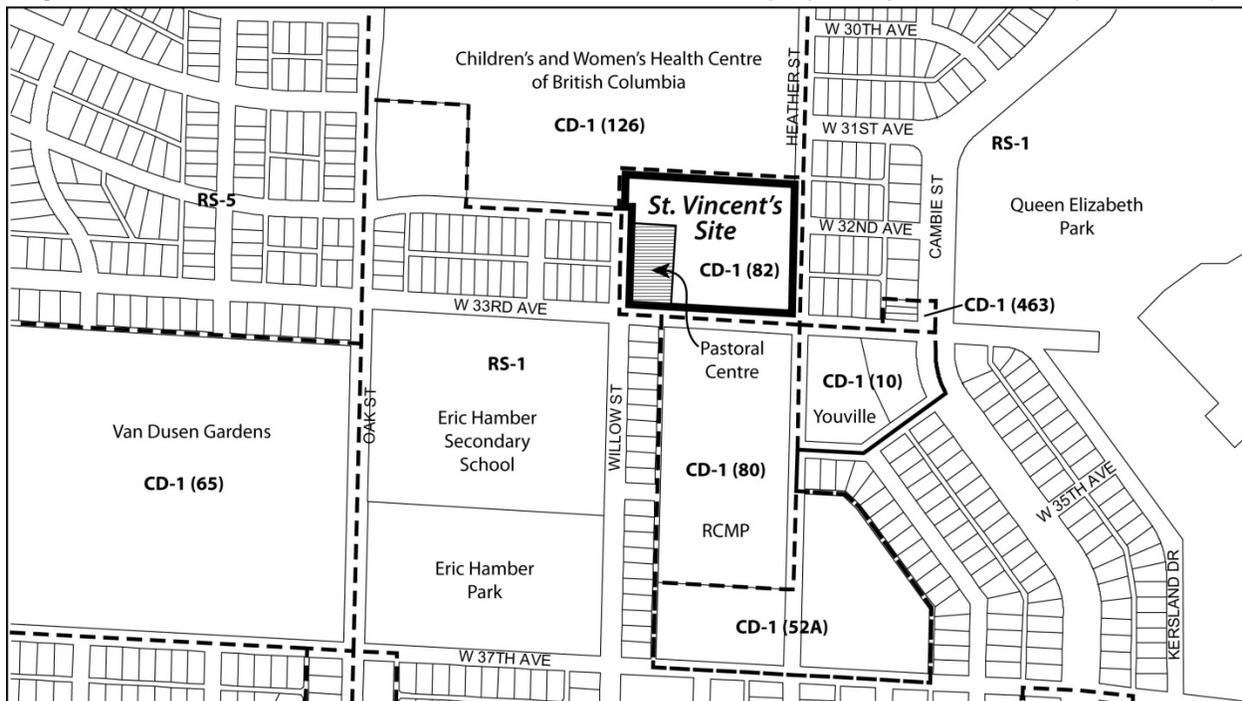
- the 2008 Amendments to enable redevelopment of the St. Vincent's site as a campus of care, were approved in principle September 16, 2008 (enactment is pending and must be achieved before consideration of this current application at public hearing).
- Green Building Strategy
- Sustainable Large-Sites Rezoning Policy (EcoCity Action A-2) (2008)
- Riley Park/South Cambie Community Vision (2005)
- Metro Core Jobs and Economy Land Use Plan (2007)

## REPORT

### Background/Context

This proposed text amendment is to the by-law for CD-1 (82), which applies to the St. Vincent's site, located to the south of and separate from the site of the Children's and Women's Health Centre of BC (see Figure 1). The St. Vincent's CD-1 (82) site is 3.0 ha (7.5 acres) which is much smaller than the 18.6 ha (46-acre) Children's and Women's CD-1 (126) site. The St. Vincent's site is north of 33rd Avenue, between Heather and Willow streets. The amendment is requested to allow development of the 0.5 ha (1.2-acre) "sub-area C" on the west, or Willow Street side, of the CD-1 site with a new "pastoral centre" and clergy housing for Catholic Charities and the Roman Catholic Archdiocese of Vancouver.

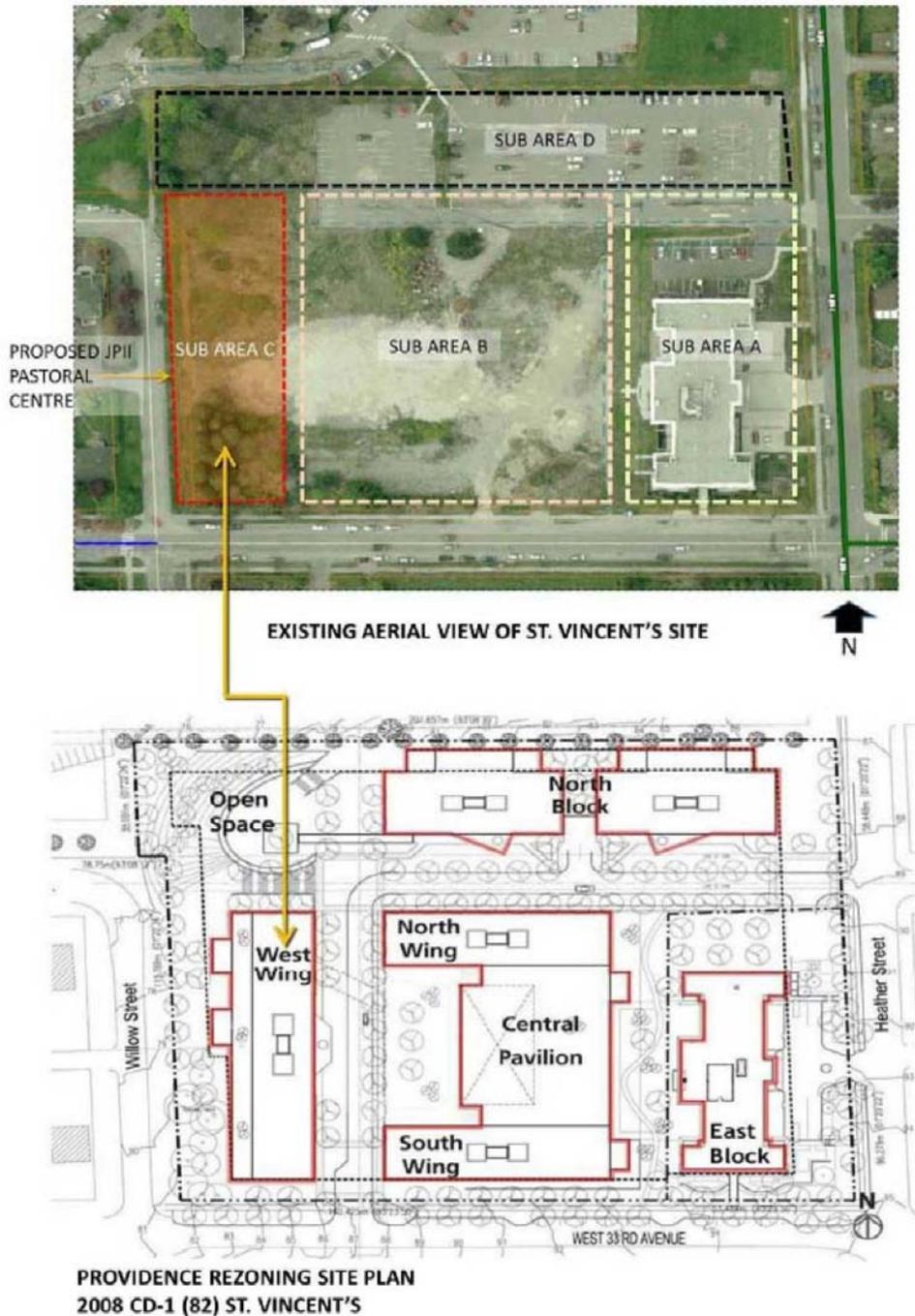
Figure 1 – St. Vincent's site and context, and the location of the proposed pastoral centre (sub-area C)



St. Vincent's Hospital was located on this site from 1939 until it was demolished in 2005. The site came under the control of Providence Health Care Society in 1997 under a long-term lease arrangement with the property owner, the Catholic Charities of the Archdiocese of Vancouver. It has been Providence's longstanding intention to redevelop the site as a campus

of care providing a continuum of integrated services from assisted living to specialized complex care. The first phase of the plan was completed in 2010 with the opening of the Honoria Conway Residence at 4875 Heather Street (sub-area A of the St. Vincent's site as shown in Figure 2). This residence contains 60 units of seniors supportive and assisted housing, and an eight-bed community care facility. Schematic plans for the whole St. Vincent's site, by-law amendments and CD-1 Guidelines were approved in principle in September 2008.

Figure 2 – Aerial View of St. Vincent's Site and Site Plan of the 2008 Amendments



The St. Vincent's site has played an important role in the history of health care in Vancouver and will continue to do so as it transitions to a campus of services geared to seniors and those in need of complex care. Catholic Charities is a registered non-profit organization and a well-known brand of the Roman Catholic Archdiocese of Vancouver (RCAV). The organization has operated out of 150 Robson Street in the downtown core, although the parishes and functions that the archdiocese serves are located throughout the lower mainland and Fraser Valley.

While the 2008 Amendments did not specifically contemplate accommodating the Catholic Charities on this site, the archdiocese has a number of health-care related functions which it feels are relevant to and compatible with the campus of care envisioned in the St. Vincent's site. These include RCAV Health Care, the archdiocese's representatives to Providence Health Care Society, the Catholic Physicians Guild, the Columbus Charities Association and the Tapestry Foundation for Health Care.

With the exception of the pastoral centre, it is the intention of Providence Health Care Society (the lessee of the remainder of the St. Vincent's site) to proceed with the development of the campus of care as originally foreseen. Providence no longer has an interest in sub-area C. It has submitted a letter to the City regarding the proposed text amendment and its plans for the remainder of the St. Vincent's site (see Appendix D).

### *Strategic Analysis*

#### **Site and Context**

The St. Vincent's site encompasses 3.0 hectares (7.5 acres) bounded by 33rd Avenue to the south, Heather Street to the east, the Children's and Women's Health Centre of BC to the north and Willow Street the west. The surroundings are a mix of institutional uses and RS-1 single-family residential (see Figure 1). Other neighbouring institutional uses, other than Children's and Women's, are Canadian Blood Services, Eric Hamber Secondary School, VanDusen Gardens, the RCMP Barracks, Holy Name Catholic Church and the Youville Residence for Seniors. Cambie Street is one block to the east where a future Canada Line station is planned at 33rd Avenue.

In the CD-1 By-law the site is divided into four sub-areas. Sub-area A, on the Heather Street frontage, is already developed with the Honoria Conway Seniors Residence, as the first phase of the campus of care. In 2008, it was anticipated that Providence Health Care Society would incrementally develop the other three sub-areas with more campus buildings, as funding for them was secured. Instead, under the current application, it is proposed that sub-area C on the west side of the site be developed by the property owner, Catholic Charities, as the John Paul II Pastoral Centre. Sub-areas B and D, the large central and north portions of the site, would remain for future development by Providence.

#### **Land Use**

The 2008 Amendments include office use, but limit it to "Health Care Office", which is an office intended specifically for the treatment or care of individuals. As the pastoral centre will accommodate the administrative offices of Catholic Charities and of the Roman Catholic Archdiocese of Vancouver, this application proposes to add "General Office" to the types of office uses permitted. The Riley Park/South Cambie Community Vision is supportive of redevelopment of the St. Vincent's site as a community campus of care. The Vision directions

support new institutional uses, but the intent is that new office and retail uses be supportive or consistent with the campus of care concept.

The office uses proposed for the pastoral centre on sub-area C are primarily administrative, serving non-profit organizations, many of which are engaged in health-care related functions. Though classified as office uses, they are more akin to institutional uses than to for-profit office uses in a multi-tenant building occupied by businesses. Catholic Charities' long-term mandate for the St. Vincent's site is to hold the lands in trust for health care and other non-profit charitable purposes.

The Metro Core Jobs and Economy Land Use Plan anticipates that some of the city's growth of job space will occur in strategic locations outside of the downtown. The hospital precinct, formed by the Children's and Women's Health Centre and by the St. Vincent's site, is one such area where new employment may locate. While the office space proposed for the pastoral centre is a replacement for space being vacated in the downtown, under the Downtown Official Development Plan (Area C3), a minimum of 3,000 m<sup>2</sup> (32,500 sq. ft.) of non-residential (employment) space must be included in any redevelopment of the current site at 150 Robson Street. Ultimately there will be a net increase in job space should this application be approved. Staff conclude that General Office use is suitable in this particular context and recommend that it be added to the CD-1 By-law.

The application also includes nine units of social housing for retired clergy. It is proposed that "Dwelling Units" be added to the permitted dwelling uses in the existing by-law; the by-law already permits "Seniors Supportive and Assisted Housing". The nine social housing units are self-contained one-bedroom apartments, each with a full kitchen. A housing agreement is proposed to secure them as social housing. As these dwelling units are dedicated to seniors, they are in keeping with the larger site's campus of care concept, also geared to seniors. The residential units are proposed for the west side of the building, forming a compatible interface with the existing residential area across Willow Street.

As the addition to the by-law of General Office and Dwelling Units is intended specifically for the pastoral centre, staff recommend that both uses be permitted only in sub-area C. Land uses permitted in the other sub-areas of the CD-1 By-law would remain unchanged, except that staff recommend the addition of "Social Service Centre" to the list of permitted institutional uses. This use would allow the use of premises by a non-profit society for providing information, referral, counselling, advocacy or health care services. Social Service Centre use aligns with the both pastoral centre and with the campus of care.

## Density

The floor area proposed for the pastoral centre is 6,438 m<sup>2</sup> (69,299 sq. ft.) of which the clergy housing would occupy 1,143 m<sup>2</sup> (12,305 sq. ft.) and the office uses 5,295 m<sup>2</sup> (56,994 sq. ft.), including archives, meeting rooms and a chapel. This is 15.3% of the total floor space permitted in the CD-1 By-law. The 2008 Amendments contemplated that sub-area C would use about 22% of the campus's total floor area. While the pastoral centre's proposed land uses may deviate somewhat from what the 2008 Amendments envisioned, those land uses occupy less floor area than allocated to the sub-area. Some 2,700 m<sup>2</sup> (29,000 sq. ft.) of residual density would be available for use in development of sub-areas B and D. The CD-1 By-law regulates density for the whole CD-1 site to a floor space ratio (FSR) of 1.4, but does not limit it by sub-area. As such, no amendments to the by-law are needed with regard to density. It is

anticipated that the residual density created from a smaller building proposed in sub-area C, would be redistributed around the site, when Providence resumes development of its campus of care. Providence addresses the matter of the residual density in their December 2012 letter to the City attached as Appendix D.

### Form of Development

The new building proposed for sub-area C must respond to a number of site conditions, including the steep grades that fall from east to west, a number of large and valuable trees at the southwest corner that must be retained, and a context that includes a wide variety of development types ranging from single-family housing to the west to the large hospital site to the north.

The most notable change from the rezoning that was approved in principle in 2008 is the smaller scale of building proposed for sub-area C. Whereas the 2008 rezoning anticipated a new campus of care building of about 9,100 m<sup>2</sup> (98,300 sq. ft.) in floor area, the proposal is administrative space with associated uses and a residential component, totaling 6,438 m<sup>2</sup> (69,299 sq. ft.) in floor area. Future proposals for the site will need to consider how this reduction in floor area at sub-area C might affect the total density permitted on the site.

The reduction in scale can be seen most notably in the shorter overall length of the main portion of the proposed building, and in its more varied and stepped form in comparison to the proposed building form presented in the 2008 rezoning. This reduction has some benefits for the westerly neighbours in particular, who will perceive less building mass on the horizon. Similarly, the shadow and daylight effects on the immediate area will be less, with the smaller building area.

The second most significant change since the 2008 Amendments is the vehicular access to the site from Willow Street, which forms the western edge of sub-area C. As other sub-areas of the St. Vincent's site develop, measures are recommended to reduce the use of Heather Street (a well-used bicycle route to the east of the site) by automobiles and service trucks to the St. Vincent's site and to the Children's and Women's Health Centre to the north. Due to a hill east of Willow Street, 33rd Avenue has limited sightlines, making it unsuitable for a main vehicular access point to the St. Vincent's site. For sub-area C, the main effect is that the northwest section is now proposed as the primary access for service vehicles to the St. Vincent's site, including trucks and loading. This presents a general design challenge to maintain the planned east-west pedestrian space north of sub-area C, as grades drop quickly in the area. Future applications in the remaining sub-areas will have to respond to this change. There is also a specific design challenge, noted by the Urban Design Panel, in terms of the appearance of the proposed service-vehicle area, located at the base of the building facing the future open space (see Figure 3). Staff recommend further work on the building and landscape design at the development permit stage.

The applicant has also provided material that generally addresses the other changes made in the larger context of the campus, including showing the new building and landscape on the site plan; proposing a design for Willow Street vehicle access onto the site in a way that preserves open space; integrating the neighbourhood Wellness Walk and a preliminary design for Willow Street; and evaluating the reduced floor area in this sub-area. Staff recommend that the CD-1 Guidelines be amended to show the new Willow Street access in the site plan (Figure 1 of the CD-1 Guidelines). The updated site plan is attached as Appendix E.

Figure 3 – View of the north end of the proposed pastoral centre on sub-area C



Other aspects of the proposal are not significant changes from the 2008 Amendments. The architectural character of the proposed building is generally consistent with the various goals of the 2008 draft design guidelines, such as the intent to avoid an overly institutional appearance. The proposed building is highly articulated and includes significant use of timber around the main-entry side, which is also consistent with the design of the Honoria Conway Seniors Residence on the east side of the campus of care.

Figure 4 – View from 33rd Avenue, looking northwest toward the proposed pastoral centre in sub-area C



The applicant retains the large stand of trees to the southwest (shown to the left of the building in Figure 4), which preserves a local amenity of both visual and environmental benefit. The application does not propose any increase in maximum height.

Through the review process, staff and other groups have identified a number of secondary issues requiring further design development. As a concurrent application that combines both a rezoning and a development permit application, staff have reviewed the proposal for its overall form of development, and its landscape and architecture.

One example is the opportunity for more substantial use of the wide roof deck over the residential units facing Willow Street. The administration building is set significantly further back from Willow Street, both to visually separate it from the residential use and to reduce the effect of the taller form on Willow Street. Staff support this form of development, which responds directly to guidelines for the site that new buildings on Willow Street should be kept low in scale to respond to adjacent single-family forms. However, the rezoning application proposes covering the majority of the roof deck, which has good solar access to the west, with hard-surface pavers. Design guidelines for the campus recommend that roof areas should be designed to improve near views from higher buildings and to improve sustainability through the use of a variety of special materials and landscaping, such as green roofs or planters. Staff recommend improving the deck space, especially in terms of green and planted treatments.

Staff support the proposed form of development and the proposed architectural and landscape design, subject to the conditions noted in Appendix B.

### **Wellness Walk**

The intent of the wellness walkway in this location is to provide patients and residents of the site opportunities to enjoy short walks. Some of the key issues that have been identified as impediments, to walking when patients have mobility issues, are path surface roughness and the availability of places to stop and rest.

With those goals in mind, the applicant is required to provide on-site wellness walkways to connect the various buildings to the surrounding sidewalks. The applicant will also upgrade existing sidewalks surrounding the site to create better surfaces for those with mobility issues and to provide benches for people to rest at regular intervals. The walkways will connect to the proposed wellness walkways at Children's and Women's Health Centre. The new sidewalks would have saw-cut joints (instead of trowelled joints) and a smoother finish than standard City sidewalks. Where sidewalks are in good condition, such as along the east side of Willow Street, replacement would not be required.

### **Parking, Loading and Transportation**

The development proposes 99 parking spaces of which 11 would be for the residential uses in the building. For bicycles, 19 Class A spaces are proposed and six Class B. For loading, one Class A space and one Class B space are to be provided. The parking was calculated using the rationale provided by the applicant's transportation consultant, Bunt & Associates. Staff conclude that the proposed parking, loading and bicycle spaces for the pastoral centre meet the provisions of both the current Parking By-law and the parking section of the 2008 Amendments.

As noted above under Form of Development, the main service-vehicle access to both the pastoral centre and the campus of care is now proposed by way of Willow Street. Staff also note that Willow Street is planned to be a new vehicular access point to the Children's and Women's Health Centre campus. Upgrades to the intersection design and signalization at Willow Street and 33rd Avenue are proposed and included in the conditions of approval for the pastoral centre. Traffic calming in the residential streets to the west of Willow Street is part of the December 2012 approval in principle of amendments to the CD-1 By-law for the Children's and Women's Health Centre. Provision has also been made within the conditions of approval for the subject site for interim traffic calming at Willow Street and 33rd Avenue, should development of the pastoral centre precede installation of the long-term measures.

## **Sustainability**

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

The area of the rezoning site is greater than two acres and is therefore subject to the Rezoning Policy for Greener Larger Sites (EcoCity Action A-2). This policy is designed to achieve higher sustainability outcomes on large-site developments through the exploration and implementation of district and renewable energy opportunities, sustainable site design, green mobility and clean vehicles strategies, sustainable rainwater management, and solid waste diversion strategies.

The requirement under Action A-2 to complete a District and Renewable Energy Feasibility Screening Study was waived for this rezoning application due to the close proximity of the development site to Women's and Children's Health Centre, which currently operates a natural-gas fired District Energy System for thermal energy distribution to campus buildings. Conditions of rezoning for the St. Vincent's site have been incorporated that provide for future connection to a low-carbon District Energy System based at Women's and Children's Health Centre, or other location, at such time that one becomes available.

The remaining matters required by the Rezoning Policy for Greener Larger Sites have been addressed either through the design of the development, or will be required by plans or strategies to be implemented through other items contained within the recommended conditions of approval in Appendix B.

## **Public Input**

The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. Notification signs were also posted on the site. An open house was held on November 8, 2012, with staff and the applicant team present. Approximately 46 people attended the event and 33 comment forms were received. Of the 33 written comments received, 31 were in support stating that the building was well designed, and that they welcomed the new use and neighbour for the area. They also noted

the well-resolved traffic-reduction measures, feeling that these will alleviate the safety issues at the corner of Willow Street and 33rd Avenue. Two people raised concerns about whether Providence will have enough room on the balance of the CD-1 site to realize the “campus of care” envisioned with the 2008 Amendments. See Appendix D for a response from Providence. They also felt that there would be added traffic and parking in an area that is already over stressed with these issues. In response, intersection upgrades and traffic calming measures are proposed, as discussed above under Parking, Loading and Transportation.

### **Public Benefits**

In response to City policies which address changes in land use and density, this rezoning application offers the following public benefits.

#### *Offered Public Benefits*

**Seniors Social Housing** – The City’s Financing Growth Policy anticipates a voluntary Community Amenity Contribution (CAC) to address some of the costs of growth and the off-site impacts of additional development and is evaluated by City staff in light of the increase in land value expected to be generated by the rezoning. The proposed amendments do not add any additional floor space to that permitted in the CD-1 By-law and, due to the non-profit status of Catholic Charities and its seniors housing, no increase in land value is anticipated by adding General Office and Dwelling Uses. To secure the nine social housing units proposed in this application, the applicant has agreed that a housing agreement be registered to the title of the St. Vincent’s site.

The proposed social housing is intended for retired priests from within the Archdiocese of Vancouver who have attained the age of 75. Retired priests receive a monthly benefit which falls below the core-need income threshold (now described as Housing Income Limits by CMHC). The Archdiocese of Vancouver has confirmed that at least 30% of the units will have rents affordable to priests whose incomes are below Housing Income Limits. The Catholic Charities will be the non-profit society which will enter into the Housing Agreement with the City securing the nine units as social housing in accordance with the exemption provisions of the Vancouver Charter and the Vancouver Development Cost Levy by-law. These nine units help toward meeting the City’s three- and 10-year targets for provision of social housing.

#### *Required Public Benefits*

**Development Cost Levies (DCLS)** – DCLs would be paid on the office floor space of 5,295 m<sup>2</sup> (56,994 sq. ft.) proposed in the pastoral centre. The amount to be paid is estimated at \$712,425 based on the current City-wide commercial DCL rate of \$12.50 per sq. ft. DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year. The social housing proposed for the development is exempt from paying DCLs under the provisions of the Vancouver Charter and the DCL By-law.

**Public Art Program** – The office development proposed in this application is subject to the provisions of the Public Art Program. A public art agreement is registered to the title of the St. Vincent’s site as a condition of the 2008 Amendments, at the rate of \$0.95 per sq. ft., which is based on the rate in effect when the application for the 2008 Amendments was submitted. The new rate of \$1.81 per sq. ft. was in effect when the application for the

pastoral centre was received. It is recommended that the existing agreement be modified to provide that the \$1.81 per sq. ft. rate apply to sub-area C. In the other sub-areas, the former rate would continue to apply. Given the new rate, the anticipated public art budget for the pastoral centre is \$103,159 based on 5,295 m<sup>2</sup> (56,994 sq. ft.) of office floor area. Like with DCLs, the social housing is exempt from public art contribution requirements.

The total value of public benefits for this application is estimated to be \$815,584.

### *Implications/Related Issues/Risk (if applicable)*

#### *Financial*

As noted in the section on Public Benefits, the applicant has offered to secure through a housing agreement, for 60 years or the life of the building, whichever is greater, the nine units of seniors housing as social housing.

If the rezoning application is approved, the applicant's budget for on-site public art has an estimated value of \$103,159 (note: the applicant has the option to make a cash contribution to the City for off-site public art).

Also as noted, the floor area in office use is subject to the City-wide Development Cost Levy (DCL). It is anticipated that the applicant will pay \$712,425 in DCLs at the time of issuance of the building permit. Floor area in social housing use is exempt from DCLs under the provisions of the Vancouver Charter and the DCL By-law. The value of this exemption is estimated to be \$153,800.

Portions of the Wellness Walkway, planned for both the St. Vincent's and the Children's and Women's sites, will be delivered by the applicant on the pastoral centre site. The City will maintain those portions located on City street and Catholic Charities will maintain the portions on the pastoral centre grounds.

### *CONCLUSION*

Staff have reviewed the application to amend the uses in the CD-1 (82) By-law to permit General Office and Dwelling Uses in sub-area C of the St. Vincent's site, to permit development of a pastoral centre by the Catholic Charities of the Archdiocese of Vancouver, containing 4,900 m<sup>2</sup> (52,743 sq. ft.) of administrative offices and nine units of social housing for retired clergy. The General Manager of Planning and Development Services recommends that the application be referred to a public hearing, together with draft by-law provisions generally as presented in Appendix A, and that, subject to the public hearing, the application be approved subject to the conditions contained in Appendix B, and that the form of development for sub-area C, generally as presented in Appendix F, be approved in principle.

\* \* \* \* \*

749 West 33rd Avenue (John Paul II Pastoral Centre)  
DRAFT AMENDMENTS TO CD-1 (82) By-law No. 4671

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

- In section 3.2 (c), after "limited to", add "Dwelling Units in conjunction with any of the uses listed in this section 3.2 and".

*[This amendment adds Dwelling Units as a permitted dwelling use.]*

- In section 3.2 (d), strike "limited to Child Day Care Facility, Hospital, Community Care Facility, and Group Residence" and replace it with "limited to Child Day Care Facility, Community Care Facility, Group Residence, Hospital and Social Service Centre".

*[This amendment adds Social Service Centre as a permitted institutional use.]*

- In section 3.2 (e), after "limited to", add "General Office and".

- *[This amendment adds General Office as a permitted office use.]*

- Renumber sections 4 through 8 as 5 through 9.

- Add a new section after section 3 entitled "Conditions of Use" with the following wording:

"4.1 General Office use is only permitted in sub-area C as shown in Diagram 1.

4.2 Dwelling uses are only permitted in sub-area C as shown in Diagram 1, except for Seniors Supportive or Assisted Housing use which is permitted in all sub-areas."

*[This amendment restricts General Office and Dwelling Uses other than Seniors Supportive or Assisted Housing to the pastoral centre site (sub-area C).]*

\* \* \* \* \*

749 West 33rd Avenue (John Paul II Pastoral Centre)  
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 THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by John Clark Architects, on behalf of Catholic Charities of the Archdiocese of Vancouver, and stamped "Received City Planning Department, September 14, 2012", provided that the General Manager of Planning and Development Services 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

**Urban Design**

1. Provision of a greener and more active use for a substantial portion of the residential roof deck.

Note to Applicant: This can be accomplished by providing intensive planting, such as full depth planters or urban agriculture plots over 25% of the area; an extensive green roof over 50% of the area, or some combination thereof. Greening a substantial portion of the roof could also qualify for a LEED credit under the Sustainable Sites section. The edge of the roof deck facing west toward Willow Street should be designed to mitigate overlook to the residential neighbours nearby. Establish a program for the roof area that will ensure its active use by residents. Consider whether rain water management could be a visible feature in this area, connected to the storm water facility at grade.

2. Design development to the north end of the project to create a more pedestrian-friendly interface to adjacent open spaces.

Note to Applicant: The site plan established for St. Vincent's indicates that the major public open space for the campus is to be located immediately north of the new building with a pedestrian and vehicles route to the east. Further design work on the new building and landscape is needed to preserve the quality of these space in adding the new Willow Street access. Provide an indicative design to show how the grade changes will be appropriately treated with green landscaping and attractive retaining structures when sub-areas B and D are developed. Consider how to carry the wood elements and other distinctive features of the east elevation around to the north side to improve its pedestrian interest.

3. Design development to clarify and create a more unified exterior expression around the building that responds to each section of the design guidelines.

Note to Applicant: Material and compositional choices should be more consistent around the building, such as continuation of the distinctive wood elements and horizontal bands established on some elevations. Consider enclosing the open colonnade on the west side roof deck to avoid a blank wall condition or unprogrammed space. Where feasible, show how the advice of the Urban Design Panel on materials such as imitation wood grain has been addressed as well.

4. Confirmation that exterior electrical fixtures will not be required, or if required, drawings showing how the fixtures will be integrated into the landscape and building.

### **Sustainability**

5. Identification on the plans and elevations of the built elements contributing to the project's sustainability performance in achieving as required by the Green Buildings Policy for Rezonings and the Greener Larger Sites policy, including at least 63 LEED® points in total, six optimize energy performance points, one water efficiency point, and one storm water point under the 2009 rating system for new construction.

Note to Applicant: Provide a LEED checklist confirming the above; a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for Certification of the project are also required under the policy. Provide a summary of preliminary energy modeling if possible.

### **Crime Prevention Through Environmental Design (CPTED)**

6. Design development to consider the principles of CPTED, having particular regard for the treed and landscaped areas around the perimeter of the building on all sides.

Note to Applicant: Note the lighting and glazing that will be used to improve perceived safety in underground areas. Local institutional operations should be consulted to determine the typical risks that exist in the area. Provide a brief rationale with reference to the forgoing and note any design measures taken. Design features that address CPTED principles should be labeled on the development permit application.

### **Landscape**

7. Design development to maximize the retention of existing trees on the site, especially along the site periphery.

Note to applicant: The grove of Sequoias at the corner of Willow Street and 33rd Avenue should be retained and this area should be developed as a resident and neighbourhood pedestrian amenity (including walking paths and permanent seating).

8. Design development to the clergy housing roof deck of the pastoral centre to provide areas for social and recreational activities, for extensive and intensive green roofs and/or for urban agriculture. Consideration should be given to using plant materials on the roof deck that provide habitat and forage for birds.
9. Provision of a significant amount of seating along the pedestrian walkways within the site.
10. Provision of a Rainwater Management Plan for sub-area C that utilizes sustainable strategies such as infiltration, retention, treatment and utilization of rainwater.

Note to applicant: Strategies could include high efficiency irrigation, the use of drought tolerant plants and mulching.

11. Replication of natural systems for sub-area C in the Landscape Plan.

Note to applicant: This could include the use of native plants, the protection of natural habitat from construction, the retention of soil resources, the elimination of lawn chemical use and/or the recycling of green waste.

12. Provide a detailed Landscape Plan illustrating proposed plant material, existing trees to be removed or retained, paving, retaining walls, fences, light fixtures, site grading and other landscape elements. A Plant List is required listing the common and botanical plant names as well as plant sizes and quantities. The Plant List should be keyed to the Landscape Plan. The Landscape Plan should be at 1:100 (1/8" = 1'-0") minimum scale.

### District Energy

13. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with a future District Energy System to supply all heating and domestic hot water requirements and must meet the specific design requirements outlined in the City of Vancouver District Energy Connectivity Standards, which include provisions related to the location of the mechanical room, centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements, all to the satisfaction of the General Manager of Engineering Services. Confirmation that building design conforms to these standards must be provided prior to issuance of Stage 3 building permit through completion and certification by the design engineer of record of the Confirmation of District Energy Connectivity Requirements letter of assurance.

## CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning and Development Services, the General Manager of Engineering Services, the Managing Director of Cultural Services, the Managing Director of Social Development and the Approving Officer, as necessary, make arrangements for the following:

### Engineering

1. Provision of dedications along the south property line of the site to accommodate the final geometric design of 33rd Avenue. The agreed upon geometric changes to 33rd Avenue may require a small portion of the site to accommodate the final sidewalk location along 33rd Avenue.
2. Provision of a statutory right of way over the northwest corner of the St. Vincent's site to allow a continuation of the wellness walkway to be constructed on the Children's and Women's Health Centre site to the north, which statutory right of way will be in favour of the City and will allow for: (a) access by the public; and (b) access by the Children's and Women's Health Centre in order that it may construct and maintain the portion of the wellness walkway on the St. Vincent's site.
3. Modification of the existing Services Agreement, to include the following Owner's Works, to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided.

No development permit will be issued for a building until the design of the services required for that particular phase of development are completed. No occupancy of any new buildings until the services required for that particular phase of development are completed. The agreement shall include, but not be limited to, the following provisions to the satisfaction of the General Manager of Engineering Services:

- i) Provision of improvements to the Heather Street vehicular point of access to manage exiting vehicles and direct them toward 33rd Avenue, as well as ensuring cyclist and pedestrians are fully considered in the proposed street work.  
  
Note: The work is expected to include a diverter at the driveway exit from the site to protect the neighborhood north and east of Heather Street at 32nd Avenue and improving the cycling facility between 33rd Avenue and this access point.
- ii) Provision of a full traffic signal at the intersection of Willow Street and 33rd Avenue. Signal installation is to include all related road geometric changes, utility relocations, adjustments, and related works. All work is to be 100%

the applicant's expense. Should a benefiting development proceed along with this project then costs may be reduced by up to 50% at the discretion of the General Manager of Engineering Services.

- iii) Provision of wellness walkway on Heather Street adjacent the site to be delivered with project phasing of adjacent buildings and provision of internal pedestrian connections to external (public) sidewalks.
- iv) Provision of temporary traffic-calming measures at 32nd Avenue and Willow Street should this project receive occupancy in advance of the permanent calming measures intended for this intersection be installed, subject to the discretion of the General Manager of Engineering Services.

### District Energy

- 4. Make arrangements (including a statutory right of way and covenants in favour of the City and an approved operator of a district energy utility ("DEU") for the applicant to complete a DEU connection assessment) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for connection to a low-carbon DEU if and when the British Columbia Utilities Commission approves a DEU operator to provide, and such DEU operator does provide, DEU services in the neighbourhood of the site, all in accordance with the City's policy from time to time for low-carbon DEU systems.

### Soils

- 5. Submit a site profile to the Environmental Protection Branch (EPB).
- 6. As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
- 7. If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

### Social Infrastructure

- 8. Make arrangements to the satisfaction of the Director of Legal Services and the Managing Director of Social Development to enter into a Housing Agreement securing all nine residential units in the development for 60 years or the life of the building, whichever is greater, as rental housing, and subject to the following additional conditions in respect of those units:

- that lands and building may not be subdivided by deposit of a strata plan;
- that none of those residential units may be separately sold;
- that all such residential units will be rented only to retired seniors, with preference being given to retired priests from within the Archdiocese of Vancouver who have attained the age of 75;
- that at least 30% of the residential units (the “social housing units”) will have rents affordable to priests whose incomes are below the applicable CMHC Housing Income Limits;
- that the social housing units will comply with the definition of “social housing” in the applicable City development cost levy by-law;
- that none of the residential units will be rented for less than one month at a time; and
- such other terms and conditions as the Director of Legal Services and the Managing Director of Social Development may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

#### Public Art

9. Modify the public art agreement to update, for sub-area C only, the rate of the public art contribution to the current rate of \$1.81 per sq. ft. of building floor area.

Note to Applicant: The former rate of \$0.95 would continue to apply to the other sub-areas, as provided for under the 2008 Amendments.

Note to applicant: 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, letters of credit and withholding of permits, as deemed necessary by and in a form 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.

\* \* \* \* \*

749 West 33rd Avenue (John Paul II Pastoral Centre)  
ADDITIONAL INFORMATION

### Engineering Services

Engineering Services has reviewed the application and in a memo dated January 28, 2013, the Projects Branch Manager states that Engineering Services has no objections to the proposed amendments to the CD-1 By-law provided that a number of issues are addressed prior to by-law enactment. Those conditions have been included in Appendix B of this report.

### Urban Design Panel

The Urban Design Panel reviewed the concurrent rezoning and development permit application on November 7, 2012 and supported it. The Panel provided the following commentary, as recorded in the meeting minutes.

#### **EVALUATION: REZONING - SUPPORT (9-0) DEVELOPMENT PERMIT - SUPPORT (9-0)**

Panel's Consensus on Key Aspects Needing Improvement:

- Clarify the architectural expression;
- Design development to the loading area;
- Design development to improve the material expression;
- Consider augmenting the pedestrian connection to West 33rd Avenue;
- Consider programming the roof;
- Improve the sustainability strategy by optimizing energy performance.

Related Commentary: The Panel supported the form of development, density and height for the proposal. The Panel thought the proposal had gone a long way to resolve some difficult grade conditions. They noted that there is a very simple and basic organized massing to the project that has a clear separation between the office, assembly and the residential uses. However, most of the Panel were concerned with the architectural expression and thought it needed to be clarified. They also thought the north elevation was getting too busy. They noted that it could benefit from clarification of the expression between the office and the residential, and that the bell tower seemed tacked on. A couple of Panel members thought the angles being introduced with eyebrows and slab extensions were unnecessary. Most of the Panel felt there needed to be some design development around the institutional loading area.

Several Panel members thought there wasn't enough clarity in the materials to distinguish the office and residential uses as well as the amenity spaces. A number of Panel members questioned the use of the aluminum expressed as wood. They felt a better choice would be either wood or something that didn't express wood.

The Panel thought that where the building meets the grade was well handled and they supported the retention of the trees, but thought the west garden could have some smaller walking loops, and that there needed to be a stronger pedestrian connection to West 33rd Avenue. They also thought it was a missed opportunity that the roof was not programmed.

One Panel member noted that the applicant might look at using the roof space to slow down the rainwater run-off, otherwise there could be too much erosion in the swale. Another Panel member was concerned that the naturalized water course pushed up against the residential, and wasn't sure if it was public or private space.

Some of the Panel were disappointed that there wasn't anything in the applicant's presentation regarding public art. It was suggested that the art should be viewable by the public.

\* \* \* \* \*



How you want to be treated.

Mail 1081 Burrard Street  
Vancouver, BC Canada V6Z 1Y6

Office 1190 Hornby Street  
Vancouver, BC Canada V6Z 2K5

Tel 604 806 9090  
www.providencehealthcare.org

December 6, 2012

City of Vancouver  
Yardley McNeill  
Rezoning Planner  
Planning and Development Services  
City of Vancouver  
453 West 12<sup>th</sup>,  
Vancouver, B.C.

Dear Yardley:

**Re: 749 West 33 Avenue  
Excess Density – Subarea C, Campus of Care**

I refer to your request for clarification from Providence Health Care on two matters related to the long term development of the Campus of Care:

- What the long term plans are for the Campus of Care, given that Subarea C of the site which was planned for health care related uses has been returned to the Archdiocese for office use and housing; and,
- In the above context, how the density not being used for the John Paul II Pastoral Centre in Subarea C will be distributed on the site.

Long Term Vision for the Campus of Care:

With the exception of the Pastoral Centre, it is the intention of Providence Health Care to proceed with the development of the Campus of Care as originally foreseen. The timing of the next phase of development is, of course, dependent upon Provincial funding being provided. However, it remains our hope that the next phase of development of the Campus of Care will be initiated within the next five years.

It is our expectation that our overall vision of the Campus of Care will be realized. At the same time, we are in discussions with Vancouver Coastal Health Authority about the manner in which health services might be delivered in the longer term. It remains our plan to have the podium building, Subarea B provide outpatient services and support services such as community amenities. The towers above the podium are being proposed as residential care and the North Block, Subarea D as long term care residences.





With respect to any concerns about the proposed uses in the Pastoral Centre, it should be noted that the office uses included in the Pastoral Centre are in large part in support of social services dedicated to health and well being. The proposed residences will be maintained as a social housing development. Thus, we see the Pastoral Centre as compatible with the Campus of Care, and it will not detract from our ability to realize our vision for the Campus.

Distribution of Excess Density in Subarea C:

As you know, 9,135 square metres of development are permitted in Subarea C under the 2008 CD-1 Bylaw governing the Campus of Care. The floor space of the Pastoral Centre is only 6,108 square metres, leaving 3,030 square metres of developable floor space that could be assigned to one or both of the remaining subareas, B and D.

At this time, we would prefer not to assign the additional square footage of buildable area to either subarea. As the specific programs through which we will define our goals for the Campus are developed in the coming years, and our need to potentially use the additional density is clarified, we will deal with the density distribution issue when we apply for the Development Permit. If necessary, we would apply for a text amendment to the 2008 Bylaw to reassign the buildable area to the appropriate subarea(s).

Yours truly,

A handwritten signature in black ink that reads "Erica Guliker".

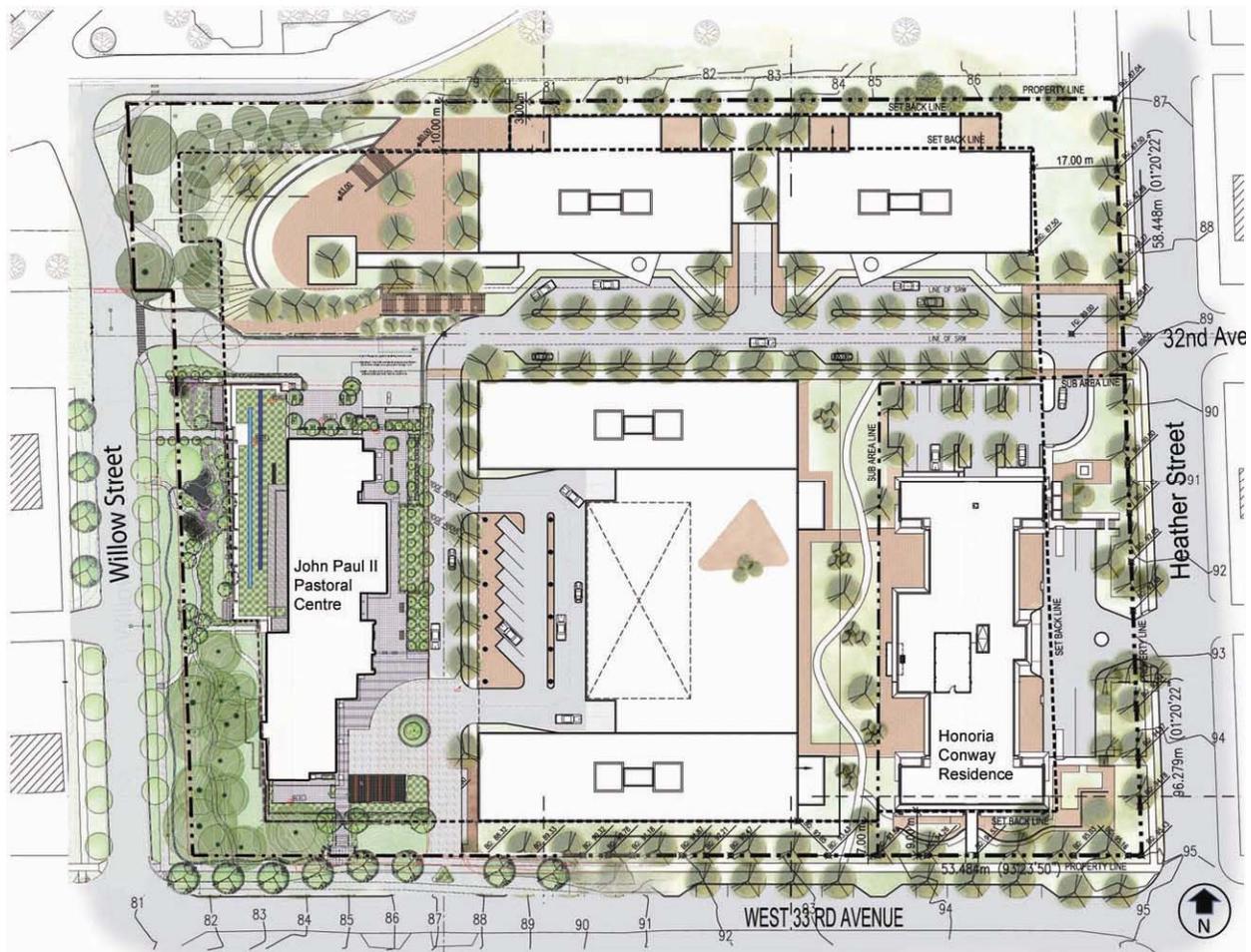
Erica Guliker,  
Corporate Director, Strategic Renewal & Capital Assets  
Providence Health Care

cc: Tom Fletcher, Fletcher & Company  
cc: John Clark, Pastoral Center Architect  
cc: Jim Radford, Pastoral Center Director of Project Management

749 West 33rd Avenue CD-1 Guidelines  
AMENDMENT TO FIGURE 1

[The existing CD-1 Guidelines for 749 West 33rd Avenue are to be amended to strike Figure 1 and replace it with the following diagram which shows the proposed pastoral centre in sub-area C. It also shows changes to the northwest corner of the campus in response to the relocated service and vehicular entry from Willow Street.]

Figure 1: Campus Site Plan



749 West 33rd Avenue (John Paul II Pastoral Centre)  
FORM OF DEVELOPMENT



*View looking southeast from Willow Street and 32nd Avenue*



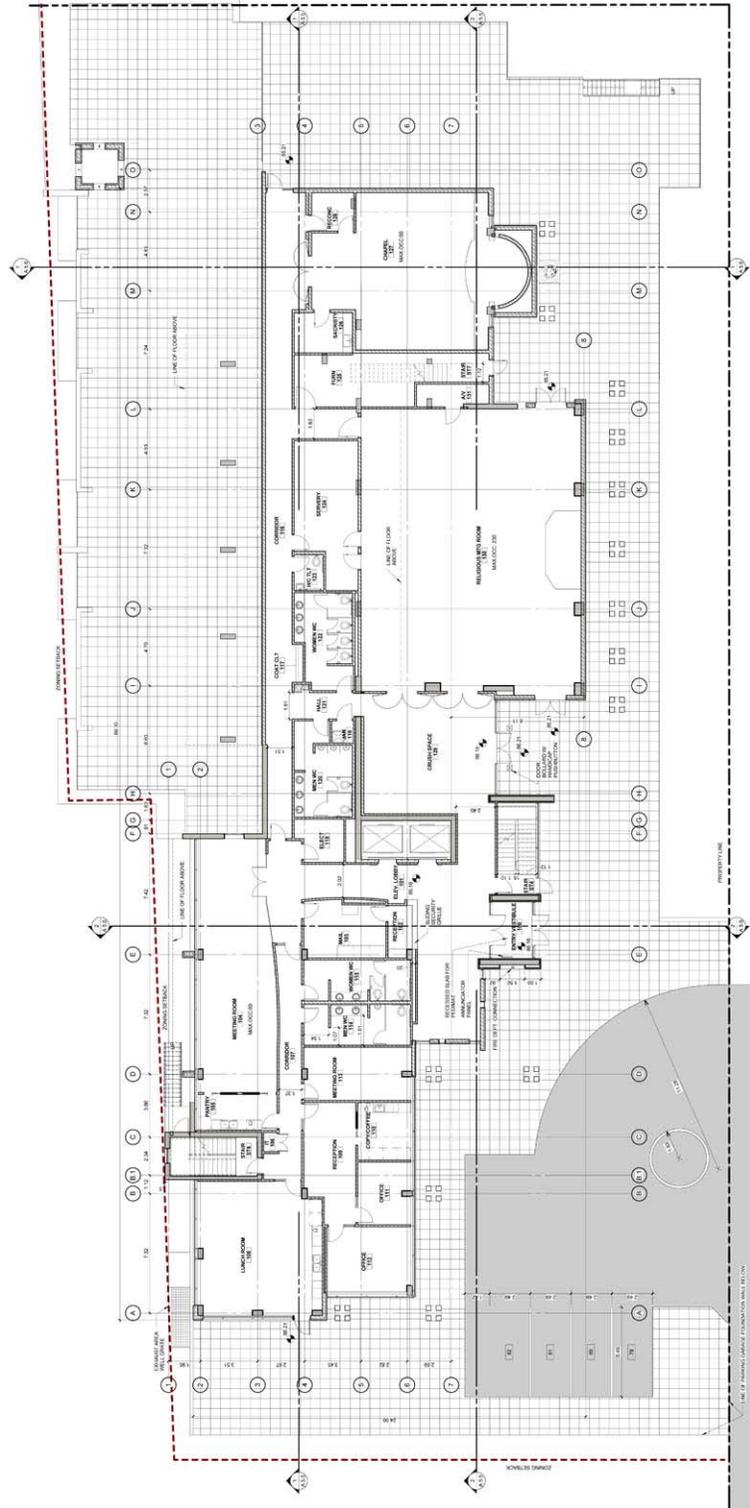
*View looking northwest from 33rd Avenue*

Catholic Charities  
JOHN PAUL II PASTORAL CENTRE  
749 W 33rd St. Vancouver, B.C.



DATE: 10/15/2014	PROJECT: JOHN PAUL II PASTORAL CENTRE
DRAWN BY: [Name]	CHECKED BY: [Name]
SCALE: AS SHOWN	PROJECT NO: [Number]
DATE: 10/15/2014	PROJECT: JOHN PAUL II PASTORAL CENTRE
DRAWN BY: [Name]	CHECKED BY: [Name]
SCALE: AS SHOWN	PROJECT NO: [Number]

LEVEL 1 FLOOR PLAN  
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LEVEL 1 FLOOR PLAN

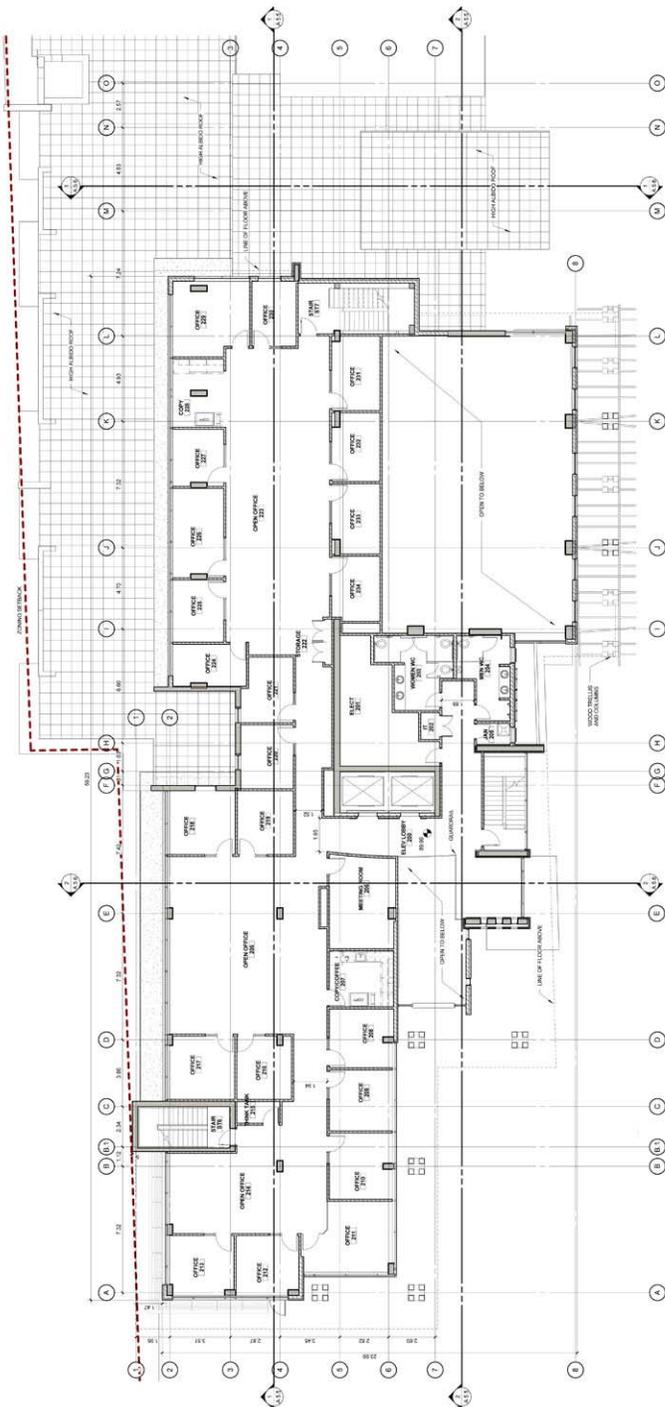
Catholic Charities  
JOHN PAUL II PASTORAL CENTRE  
749 W 33rd St. Vancouver, B.C.



PROJECT NO.	100-1000-1000
DATE	10/10/10
DESIGNER	ARCHITECTURE
CLIENT	CATHOLIC CHARITIES OF THE DIOCESE OF VANCOUVER
PROJECT NAME	JOHN PAUL II PASTORAL CENTRE
PROJECT ADDRESS	749 W 33RD ST VANCOUVER BC
PROJECT NO.	100-1000-1000
DATE	10/10/10
DESIGNER	ARCHITECTURE
CLIENT	CATHOLIC CHARITIES OF THE DIOCESE OF VANCOUVER
PROJECT NAME	JOHN PAUL II PASTORAL CENTRE
PROJECT ADDRESS	749 W 33RD ST VANCOUVER BC

LEVEL 2 FLOOR PLAN

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LEVEL 2 FLOOR PLAN

OSWALD ARCHITECT INC.  
1000 West Broadway, Suite 1000  
Vancouver, BC V6H 1G5  
Tel: 604.681.1111  
www.oswaldarchitect.com

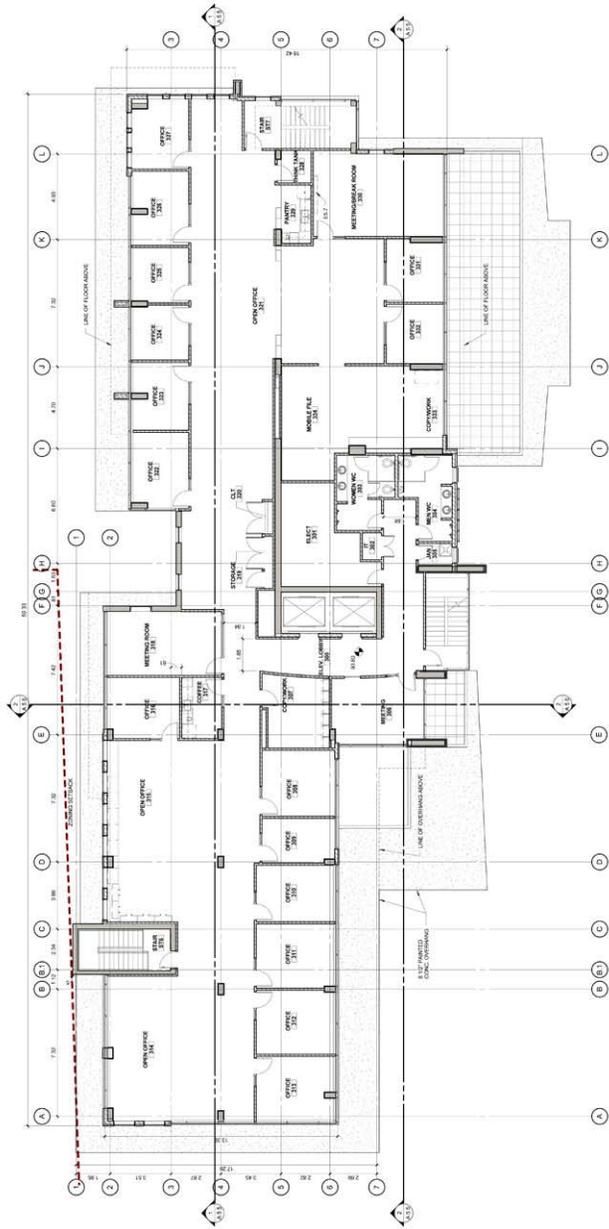
Catholic Charities  
JOHN PAUL II PASTORAL CENTRE  
749 W 33rd St. Vancouver, B.C.



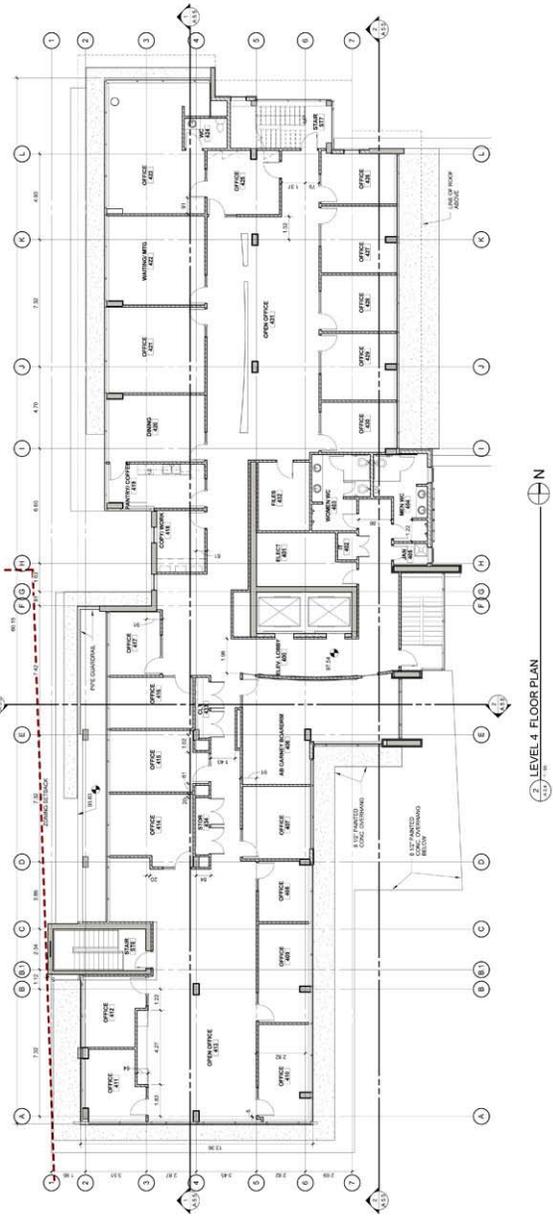
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LEVELS 3 AND 4  
FLOOR PLANS

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LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN



JOHN CLARK ARCHITECT INC.  
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Tel: 604.681.1111  
Fax: 604.681.1112  
www.johnclarkarchitect.com

Catholic Charities  
JOHN PAUL II PASTORAL CENTRE  
749 W 33rd St. Vancouver, B.C.



PROJECT NO. 10-0000000-00  
DATE: 2015.10.13  
DRAWN BY: [Name]  
CHECKED BY: [Name]

KEY #	ELEVATION KEYNOTE LOCATION	DESCRIPTION
1		HIGH PERFORMANCE GLAZING IN ALUMINUM FRAME
2		BALCONY GLAZING IN ALUMINUM GUARDRAIL
3		WOOD CLADDING
4		COLOR COATED GLASS IN FIXED ALUMINUM FRAME
5		WOOD CLADDING
6		WOOD CLADDING
7		HORIZONTAL ALUMINUM SUNSCREEN
8		WOOD CLADDING
9		WOOD CLADDING
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KEYNOTE LOCATION  
ELEVATION  
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5.0



1 EAST ELEVATION



2 SOUTH ELEVATION

OPUS CLAY ARCHITECT INC.  
1000 WEST 10TH AVENUE  
VANCOUVER, BC V6H 1T5  
TEL: 604.681.1111  
WWW.OPUSCLAYARCHITECT.COM

Catholic Charities  
**JOHN PAUL II PASTORAL CENTRE**  
749 W 33rd St. Vancouver, B.C.



DATE: 2018.08.28  
PROJECT: JOHN PAUL II PASTORAL CENTRE  
DRAWING NO.: 18-0001-01  
DRAWING TITLE: WEST AND NORTH ELEVATIONS  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

WEST AND NORTH  
ELEVATIONS

A  
5.1



KEY #	ELEVATION NOTE LEGEND
1	GLASS INFILL PANELS - ALUMINUM FRAME
2	GLASS INFILL PANELS - ALUMINUM FRAME
3	BALCONY GLAZING IN ALUMINUM GLAZING
4	ALUMINUM PANEL TYPE 1
5	ALUMINUM PANEL TYPE 2
6	ALUMINUM PANEL TYPE 3
7	COLOURED GLASS INFILL ALUMINUM FRAME
8	ALUMINUM PANEL TYPE 4
9	ALUMINUM PANEL TYPE 5
10	HORIZONTAL ALUMINUM SUNSCREEN
11	CONCRETE CURB
12	CONCRETE WALL
13	VERTICAL TIE-BACK
14	CONCRETE COMPOSITION BOARD

WEST ELEVATION

NORTH ELEVATION

749 West 33rd Avenue (John Paul II Pastoral Centre)  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Six-storey mixed-use development with office floor space and nine dwelling units for seniors.

**Public Benefit Summary:**

The project would generate a DCL payment and a public art contribution, and have nine units of social housing for seniors.

	Current Zoning	Proposed Zoning
Zoning District	CD-1	CD-1 (amended)
FSR (site area = 32,497 sq. ft./ 3,019 m <sup>2</sup> )	1.4	same
Buildable Floor Space (sq. ft.)	455,000 sq. ft.	same
Land Use	Hospital, Seniors Housing	Hospital, Seniors Housing, General Office

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$712,425	\$712,425
	DCL (area specific)		
	Public Art	\$103,159	\$103,159
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$815,584</b>	<b>\$815,584</b>

Nine units of social housing for seniors (exempt from DCLs)

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

749 West 33rd Avenue (John Paul II Pastoral Centre)  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

**Applicant and Property Information**

Address	749 West 33rd Avenue (4899 Heather Street)
Legal Descriptions	PID: 007-755-414; Block 1170 District Lot 526 Plan 14699
Developer	Catholic Charities of the Archdiocese of Vancouver
Architect	John Clark Architect Inc.
Property Owners	Catholic Charities of the Archdiocese of Vancouver

**Development Statistics**

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	CD-1	CD-1 (amended)
SITE AREA	3.0 hectares (7.5 acres)	1.2 acres (sub-area C)
USES	Hospital, Community Care Facility, Seniors Supportive or Assisted Housing, Child Day Care, Adult Day Care, Health Care Office, Retail Store	Hospital, Community Care Facility, Seniors Supportive or Assisted Housing, Child Day Care, Adult Day Care, Health Care Office, Retail Store + General Office and Dwelling Units (sub-area C only)
FLOOR AREA		6,438 m <sup>2</sup> (69,299 sq. ft.) for Pastoral Centre in sub-area C
Floor Space Ratio (FSR)	1.4 FSR (whole CD-1 site)	no change
HEIGHT	geodetic elevation of 102.2 m	no change
PARKING, LOADING AND BICYCLE SPACES		99 vehicle parking spaces 25 bicycle parking spaces