CD-1 Rezoning 2405-2445 Cornwall Avenue (Point Grey Private Hospital)

> Public Hearing March 13, 2014



Site and Context

POINT GREY ROAD

YORK AVE

CORNW

4

ANA

Community Care Facility - Seniors

- Residential care for those who require 24-hour access to professional nursing care
- Licensed by the Province
- Permitted as a conditional use in RM-4 and in all other residential districts across the city



Community Care Facility - Class B and Group Residence Guidelines

- The intent of the guidelines is to sensitively integrate these facilities into neighbourhoods throughout Vancouver
- The guidelines include directions regarding:
 - Location
 - Form
 - Operational impacts



The initial application proposed 173 beds and included a partial 4th floor.

- 119 attended an open house to review the proposal
- 109 responses were received
- Concerns focused on loss of private views, and parking, traffic and loading impacts



An open house was held November 2013 to review the revised application

- 82 people attended
- 54 responses received

Reduced scale modestly increased support

Concerns continue to be focused on loss of private views, and parking, traffic and loading impacts



Seaside Bikeway





Neighbourhood's Concerns

- Shadow Impacts
- View Impacts including Privacy and Overlook
- Parking and Loading impacts



Shadow Analysis - Equinox



10:00 AM



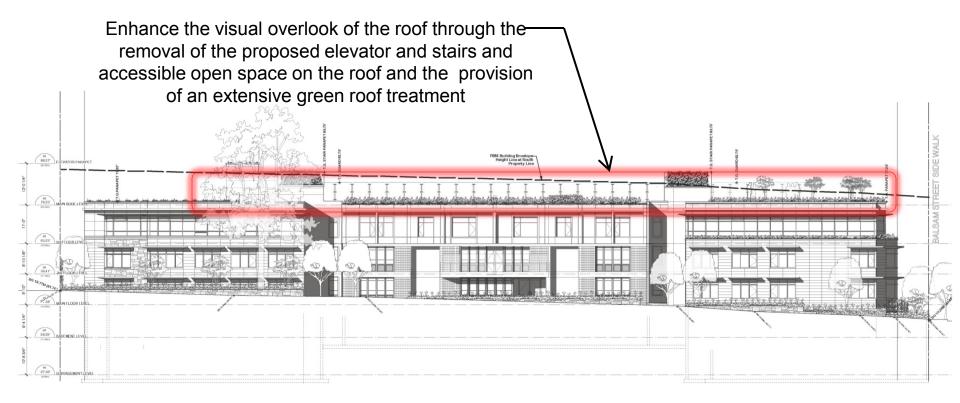
12:00 PM



2:00 PM



South Elevation - View Impacts/Privacy and overlook



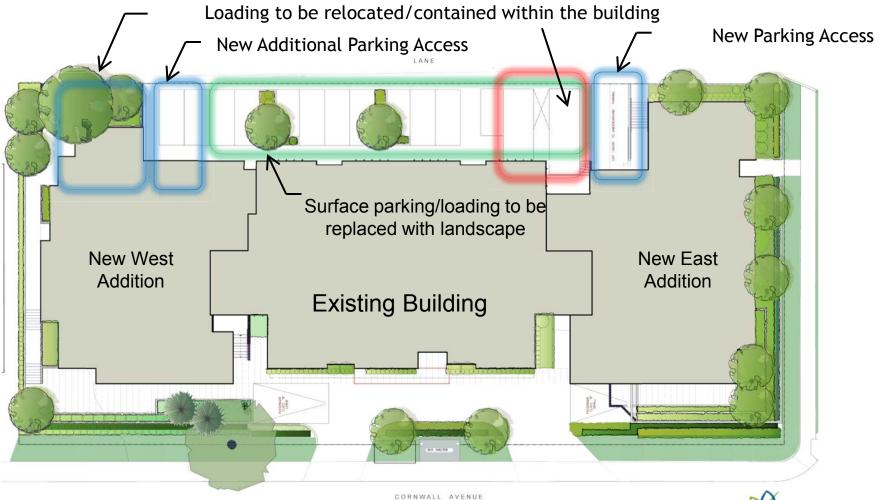


South Elevation - View Impacts/Privacy and overlook

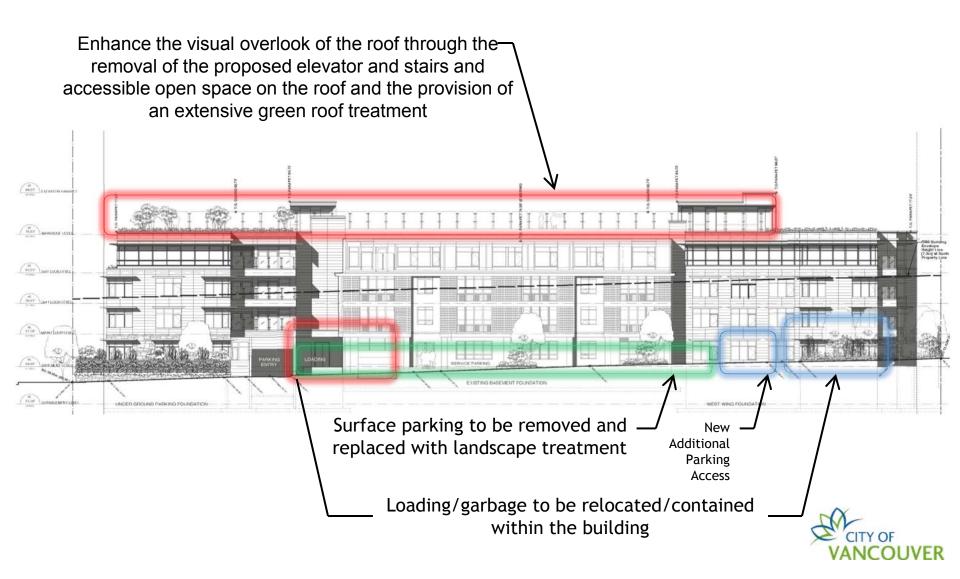




Parking and Loading



North (lane) Elevation



Cornwall Frontage





Height

