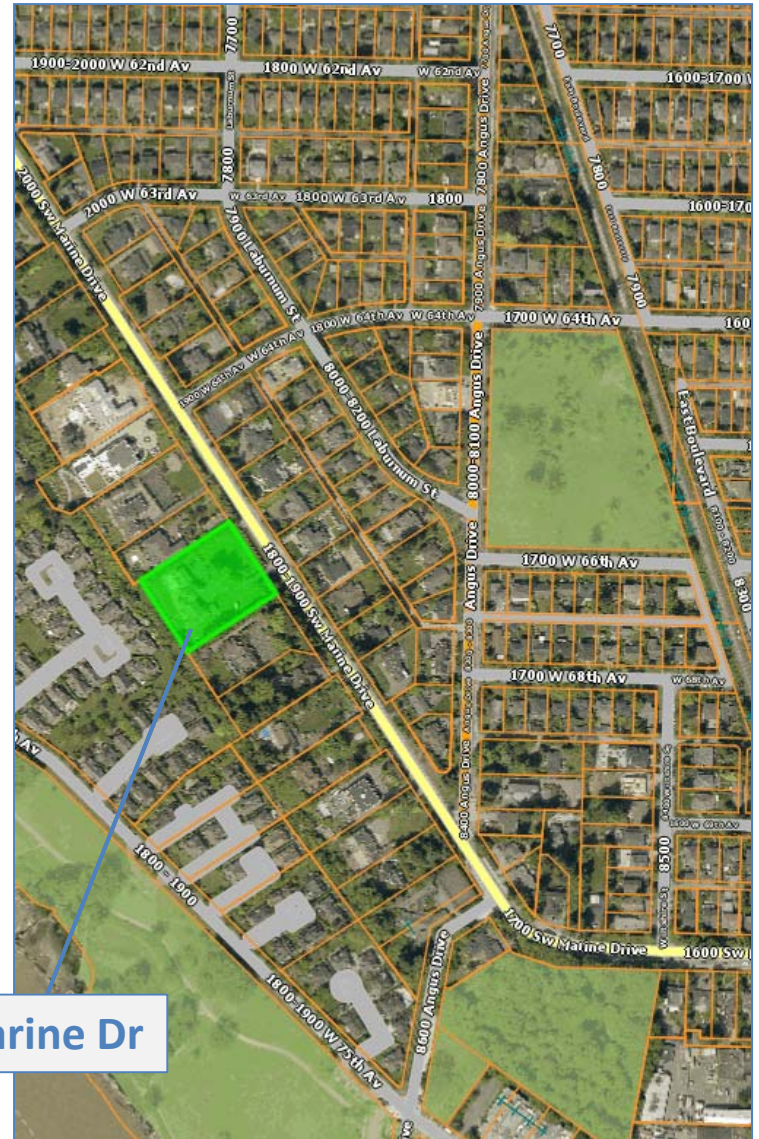
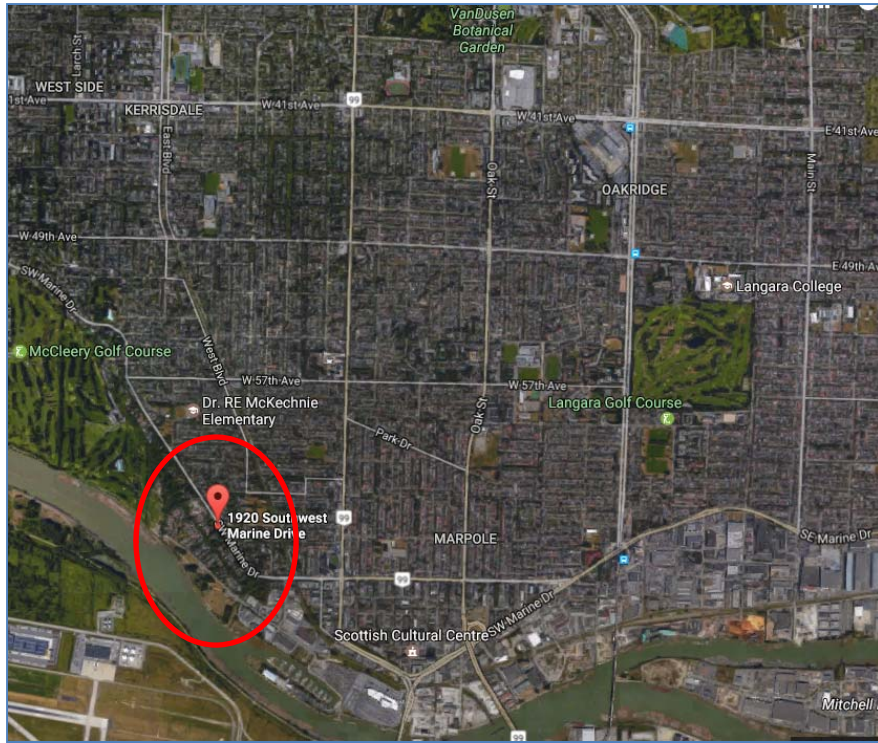




## CD-1 Rezoning: 1920 SW Marine Drive (Casa Mia)





1920 SW Marine Dr



## Development data

### 90 Beds

- 58 publicly-funded
- 32 private pay

### 24 Parking spaces

- (as per bylaw)
- ### 3 Loading spaces
- (as per bylaw)

### Height

- 14.2 m/46 ft. (existing structure)
- 9.5 m/31 ft. (proposed addition)

**Density:** 0.93 FSR

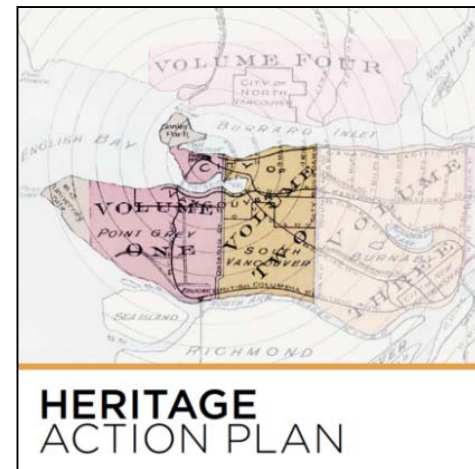
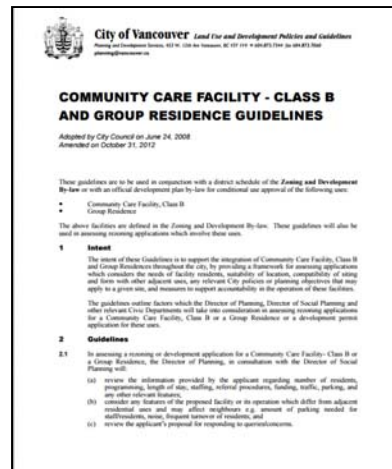
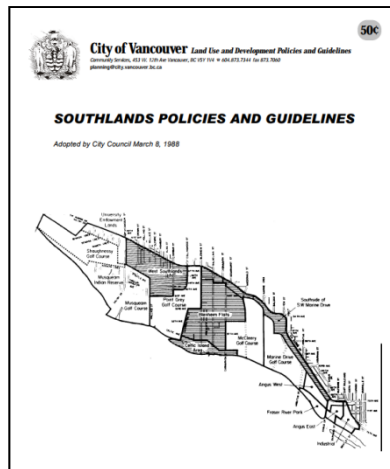


# Site Plan



This application seeks to address two key City objectives:

- Addressing the needs of Vancouver’s seniors
- Preserving the city’s valuable heritage assets



58 publicly funded and 32 private-pay beds

Heritage – conservation and adaptive re-use of the A-listed Casa Mia mansion

The Community Amenity Contribution (CAC) proposed by the applicant is \$46,323 , which is in line with CAC target amounts

- Staff recommend that the cash CAC be allocated to pedestrian and cycling improvements for the area to improve mobility and mitigate traffic impacts.





## **Heritage Policies and Guidelines**

- Protection of A-listed heritage building

## **Community Care Facility – Class B and Group Residence Guidelines**

- Guidelines create a framework to support integration of Community Care Facility – Class B in neighbourhoods throughout the city

## **Southlands Plan**

- Consider rezoning to preserve heritage-merit properties
- Protect the environmentally sensitive escarpment lands



58 publicly funded and 32 private-pay beds

- Facility built to provincial standards
- Rejuvenating the City's stock of community care beds for seniors and adding new beds in an under-served part of the city.

Heritage – conservation and adaptive re-use of the A-listed Casa Mia mansion

- Owner will conserve and rehabilitate the existing heritage building and accept the heritage designation.
- Enactment of a Heritage Designation By-law
- Heritage Restoration Covenant

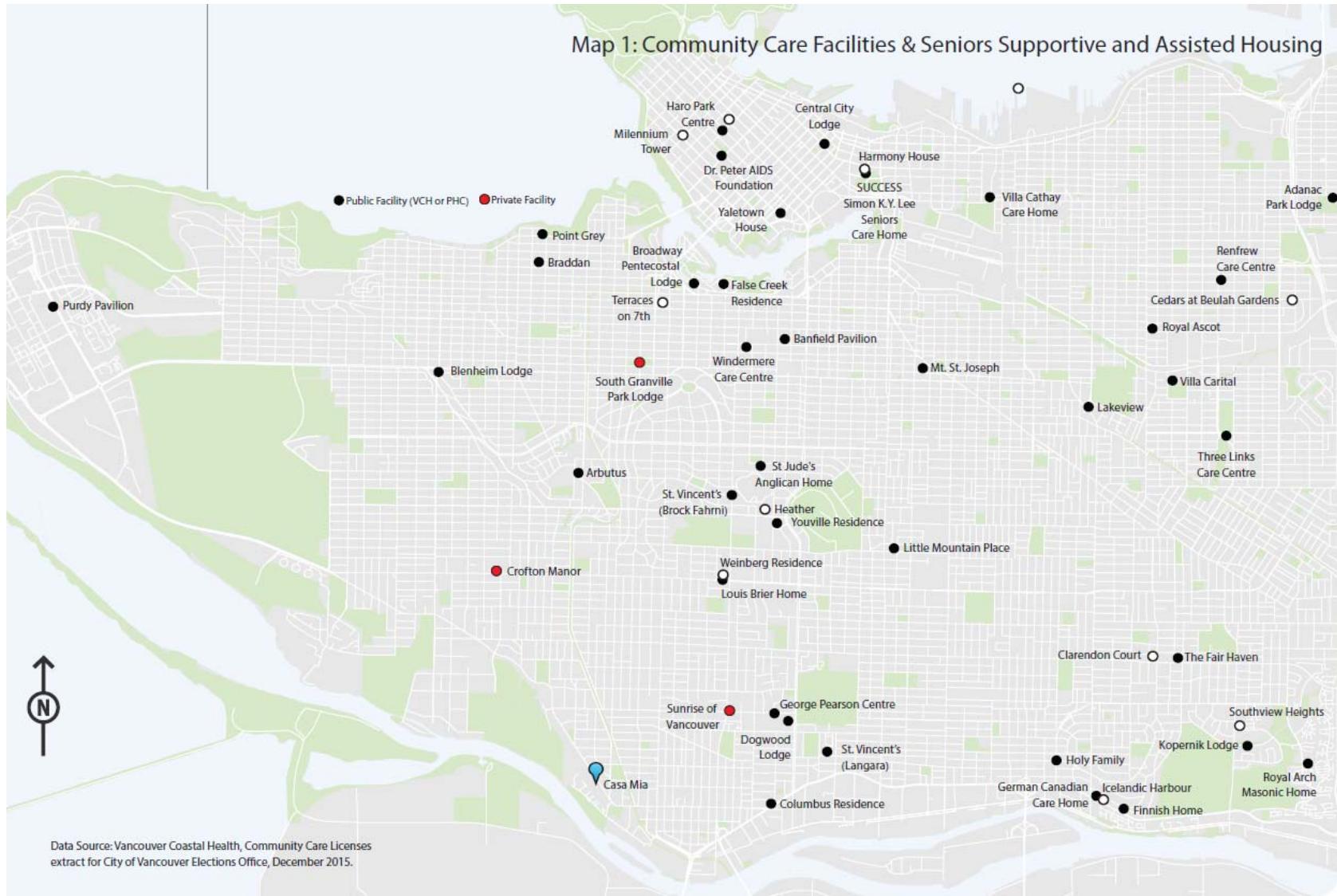
The Community Amenity Contribution (CAC) proposed by the applicant is \$46,323 , which is in line with CAC target amounts

- Staff recommend that the cash CAC be allocated to pedestrian and cycling improvements for the area to improve mobility and mitigate traffic impacts.



# Community Care Facility

Map 1: Community Care Facilities & Seniors Supportive and Assisted Housing



# Heritage Significance

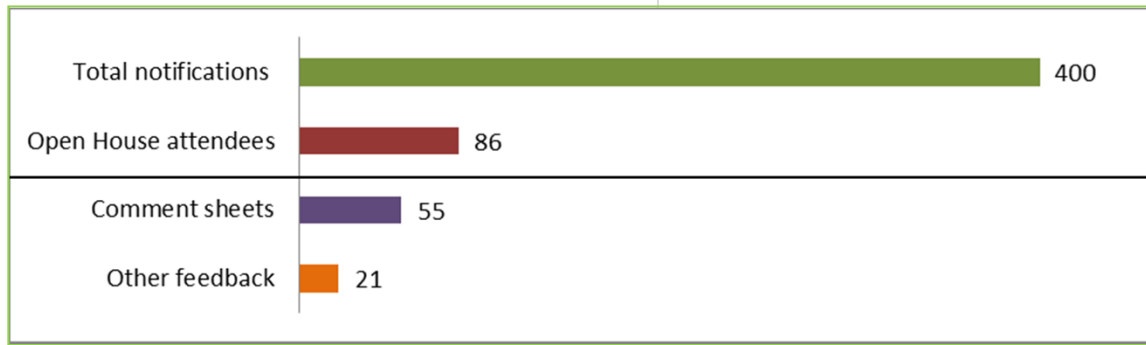




- Rezoning application for a similar facility was received in January 2013
  - Open houses held April and December 2013
- Heritage Revitalization Agreement was not finalized; proposal was subsequently withdrawn
- This is a new application for your consideration today.



- City hosted open house – June 6, 2017
  - 86 attendees, 55 responses

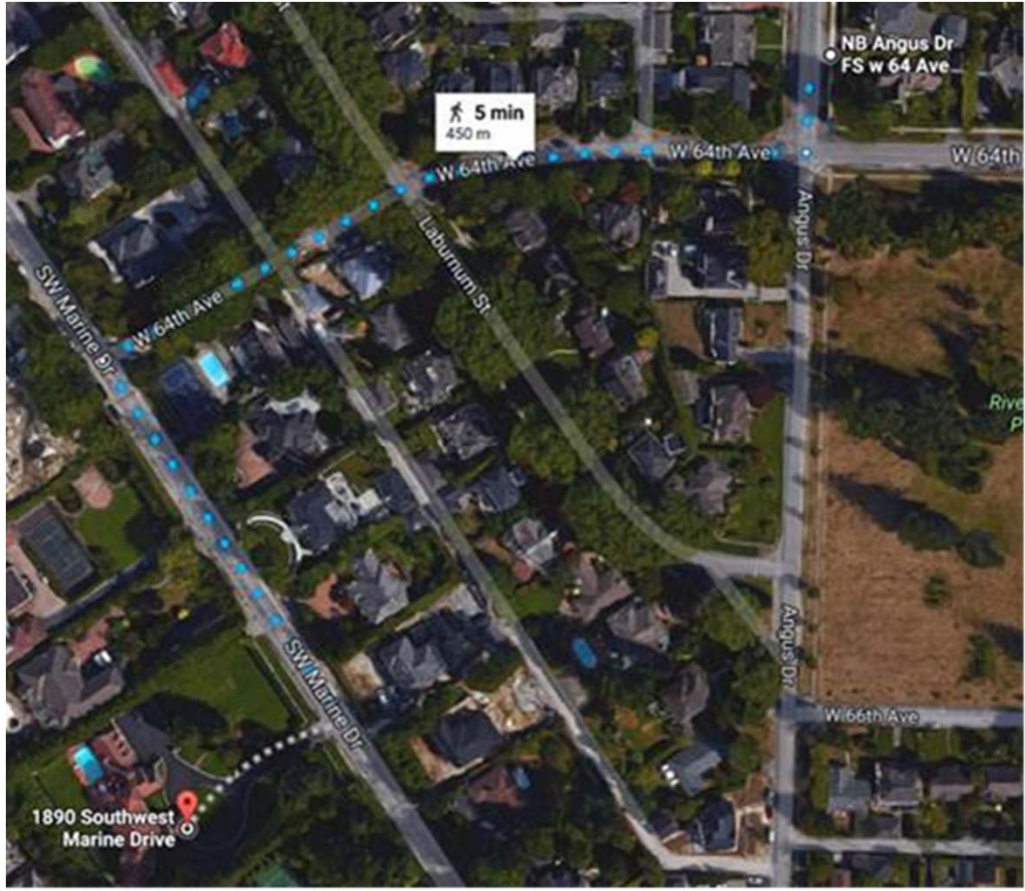


Supportive feedback included:

- Provision of much-needed public and private care beds
- Heritage retention and adaptive re-use
- Responsive to feedback and consultation

Concerns we heard included:

- Traffic and parking
- Pedestrian safety
- Accessibility
- Inappropriate location
- Alignment with community plan

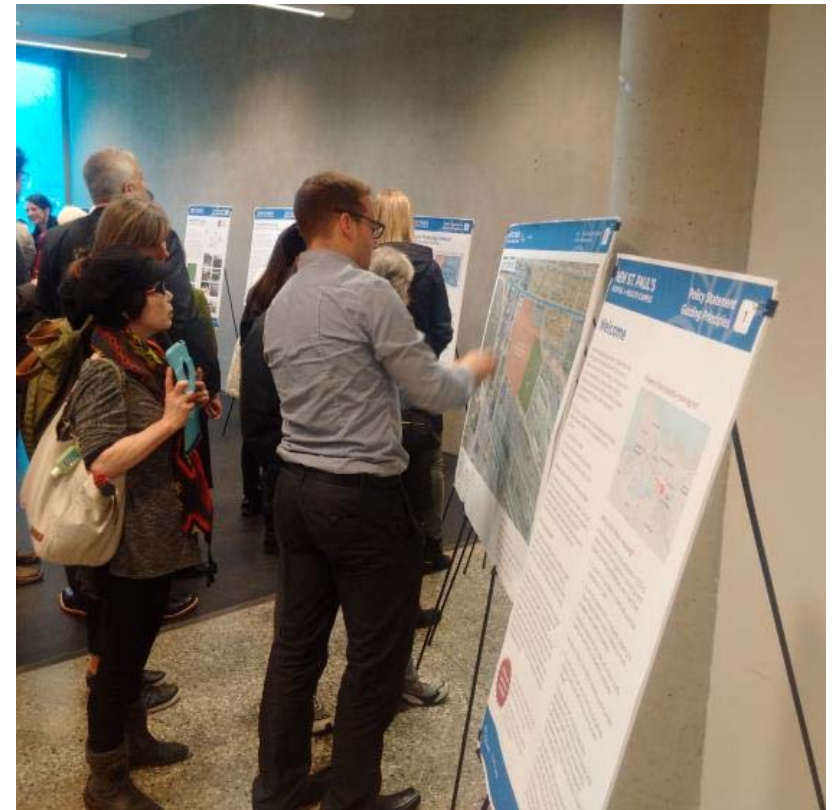








- Seniors' Advisory Committee – June 16, 2017
  - Committee offers full support
- Vancouver Heritage Commission – June 19, 2017
  - Unanimous support
- Urban Design Panel – July 26 2017
  - Support with recommendations



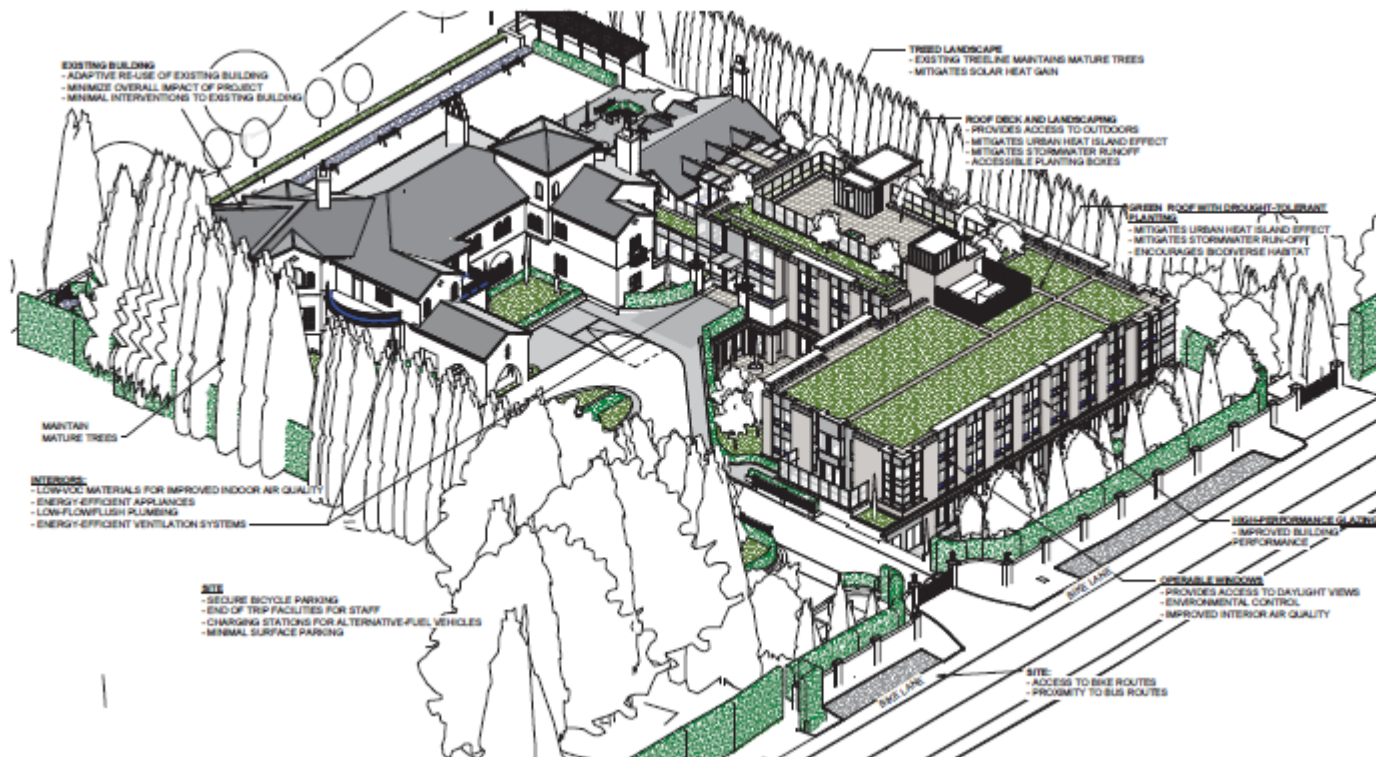


- Opportunity to add much-needed publicly funded and private pay beds for seniors
- New seniors' complex care facility in underserved location
- Securing heritage designation and restoration of Class A listed Casa Mia mansion





 CITY OF  
VANCOUVER

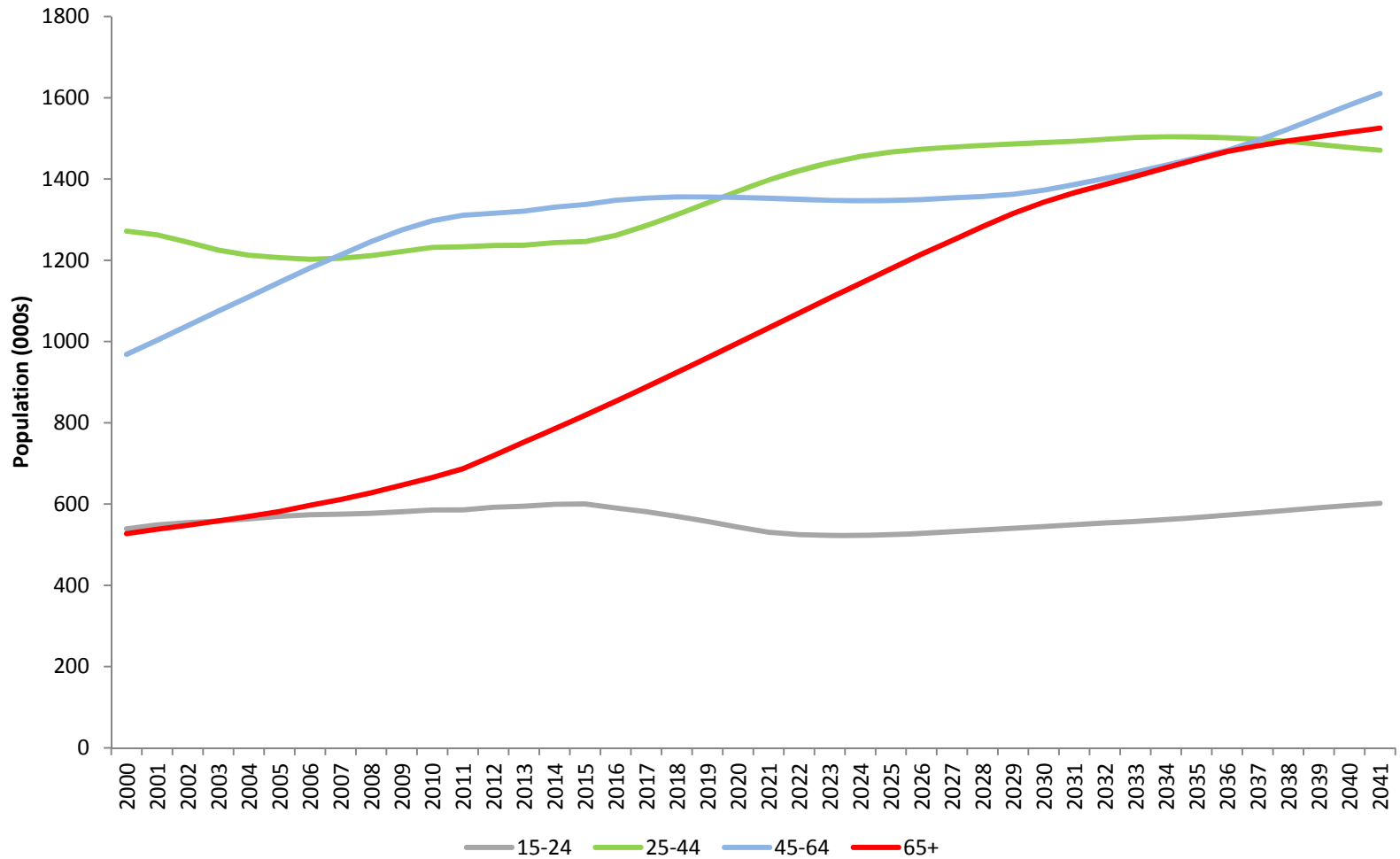








# BC population projection for select age groups



source: BC Stats



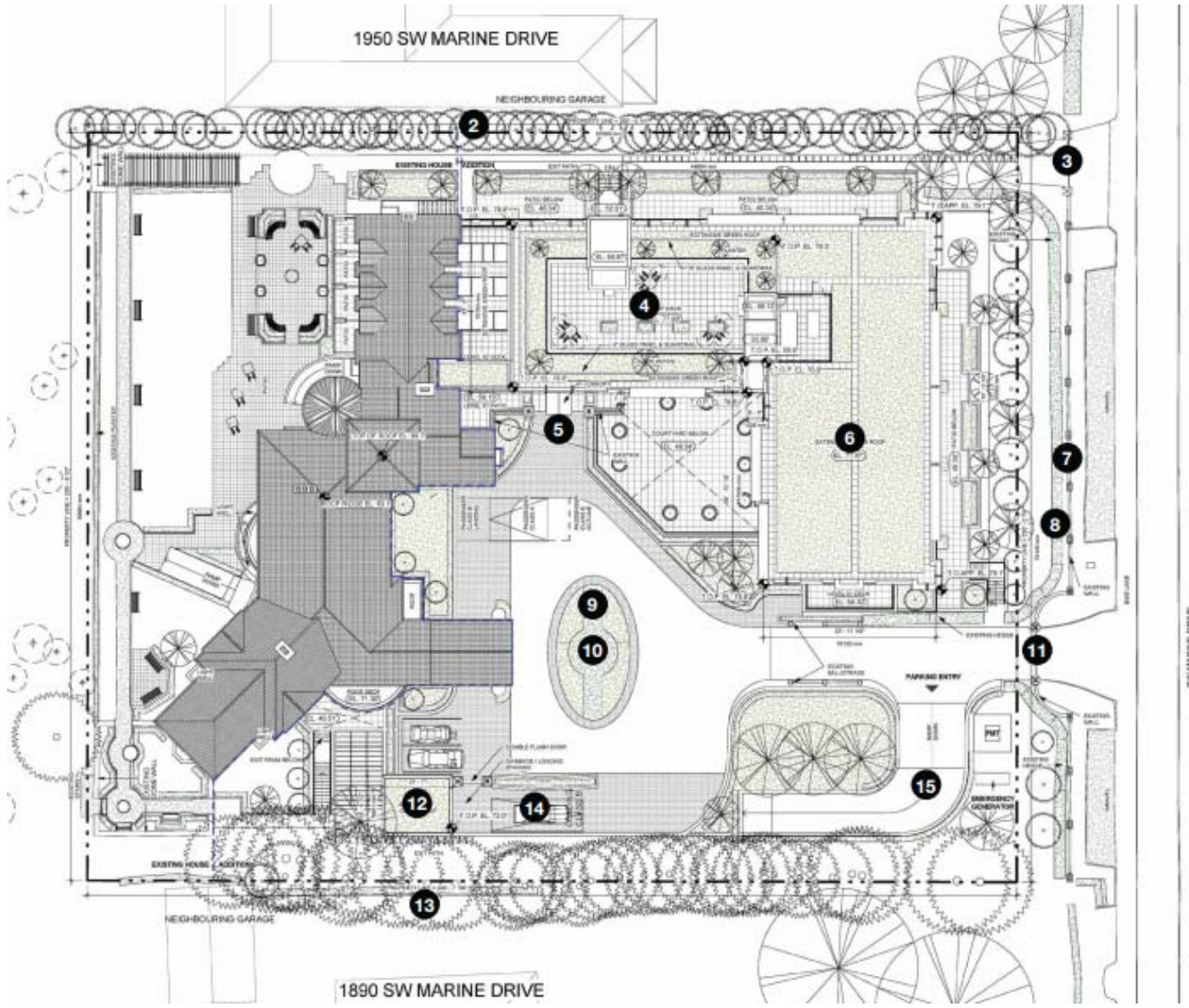
### Previous application:

- 62 private-pay beds
- 2 storeys plus basement
  - Height of addition 30.5 ft.
- FSR: 0.70
- Parking: 16 sub-grade spaces (as per bylaw)
- Heritage retention and adaptive reuse of existing building

### New revised application:

- 58 publicly-funded beds
- 32 private-pay beds
- 2 storeys plus basement
  - Height of addition 26.5 ft.
- FSR: 0.93
- Parking: 22 sub-grade spaces; 2 surface spaces (as per bylaw)
- Heritage retention and adaptive reuse of existing building





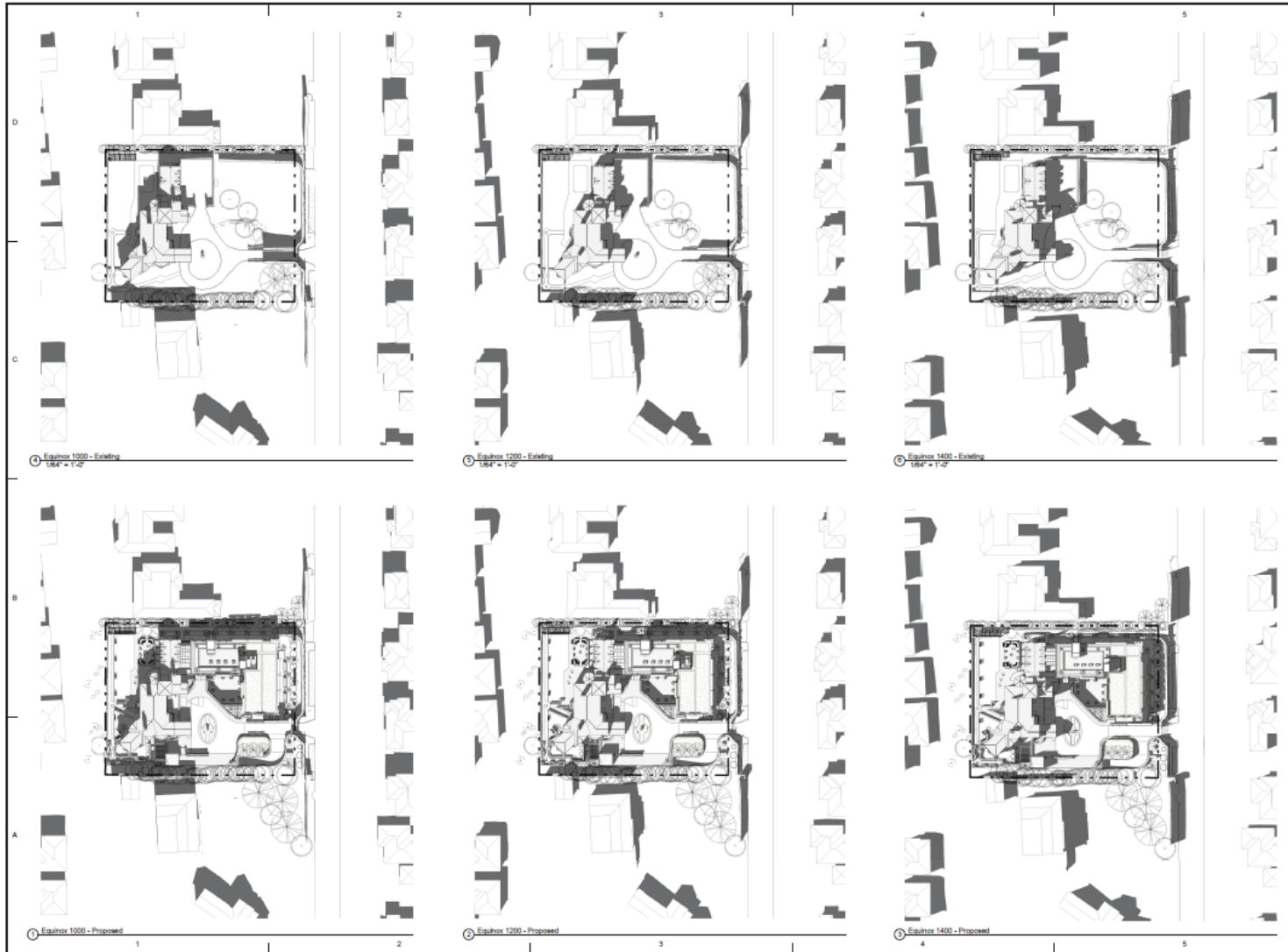








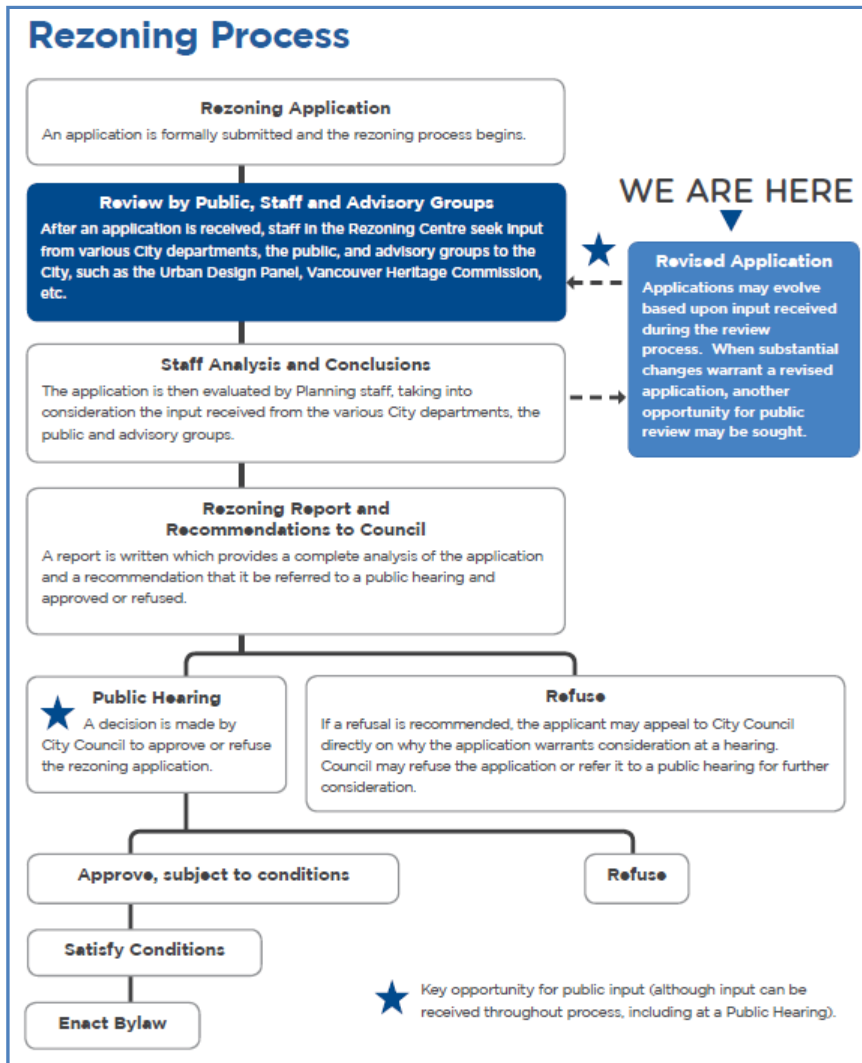
# Shadow Study





- Traffic:
  - Consultant projects that traffic generated by care home will represent less than 2% of total peak hour traffic on SW Marine Dr
  - TDM measures are recommended including right in/right out
  - All parking and loading is to be accommodated on site (20 underground spaces, 2 surface parking spaces)
- Geotechnical:
  - GeoPacific just completed geotechnical report (available online) with construction and design conditions to ensure safety. Construction activities will take place entirely on north side of existing structure, away from escarpment.
  - Geotechnical report and all engineering requirements will be reviewed by City of Vancouver specialists.



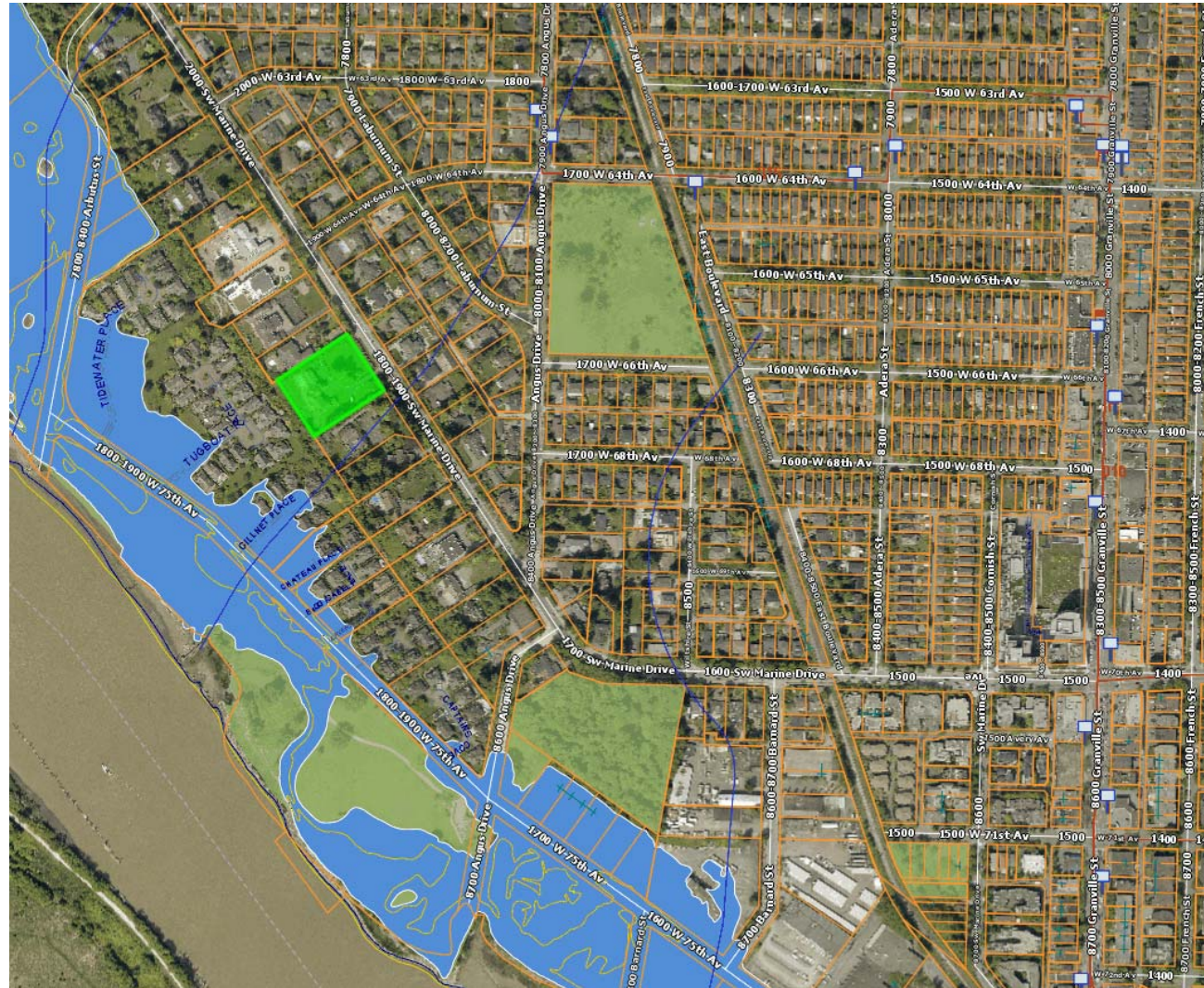


- Application received April 7, 2017
- Open House scheduled for June 6, 2017
- Now is a key opportunity for public input
- More information and comment form available online:  
[vancouver.ca/rezoning](http://vancouver.ca/rezoning)

## CASA MIA COMMUNITY CARE FACILITY

- What is a Community Care Facility?
- Rezoning Process
- Differences from last application
- Policies
- Next steps
- Comments/Questions

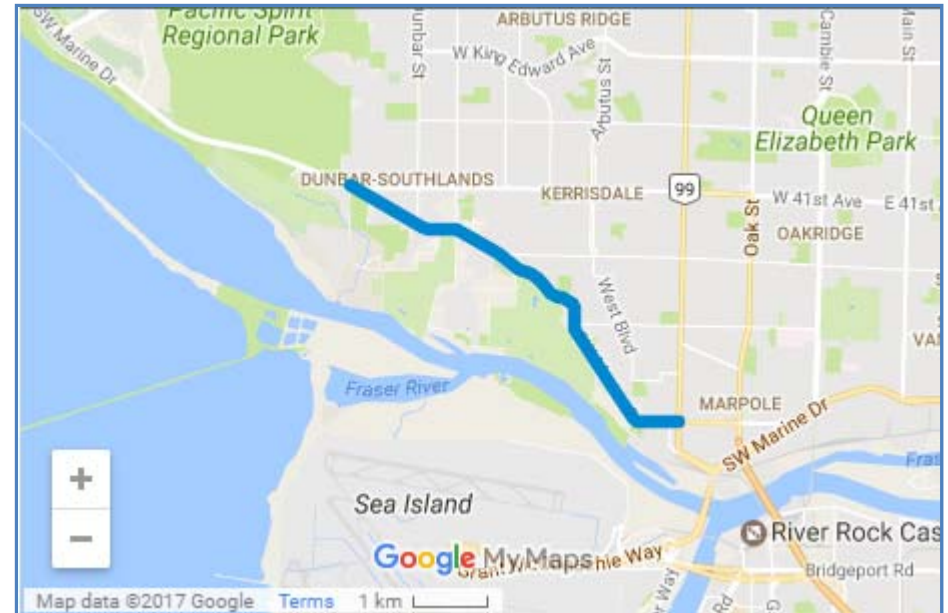




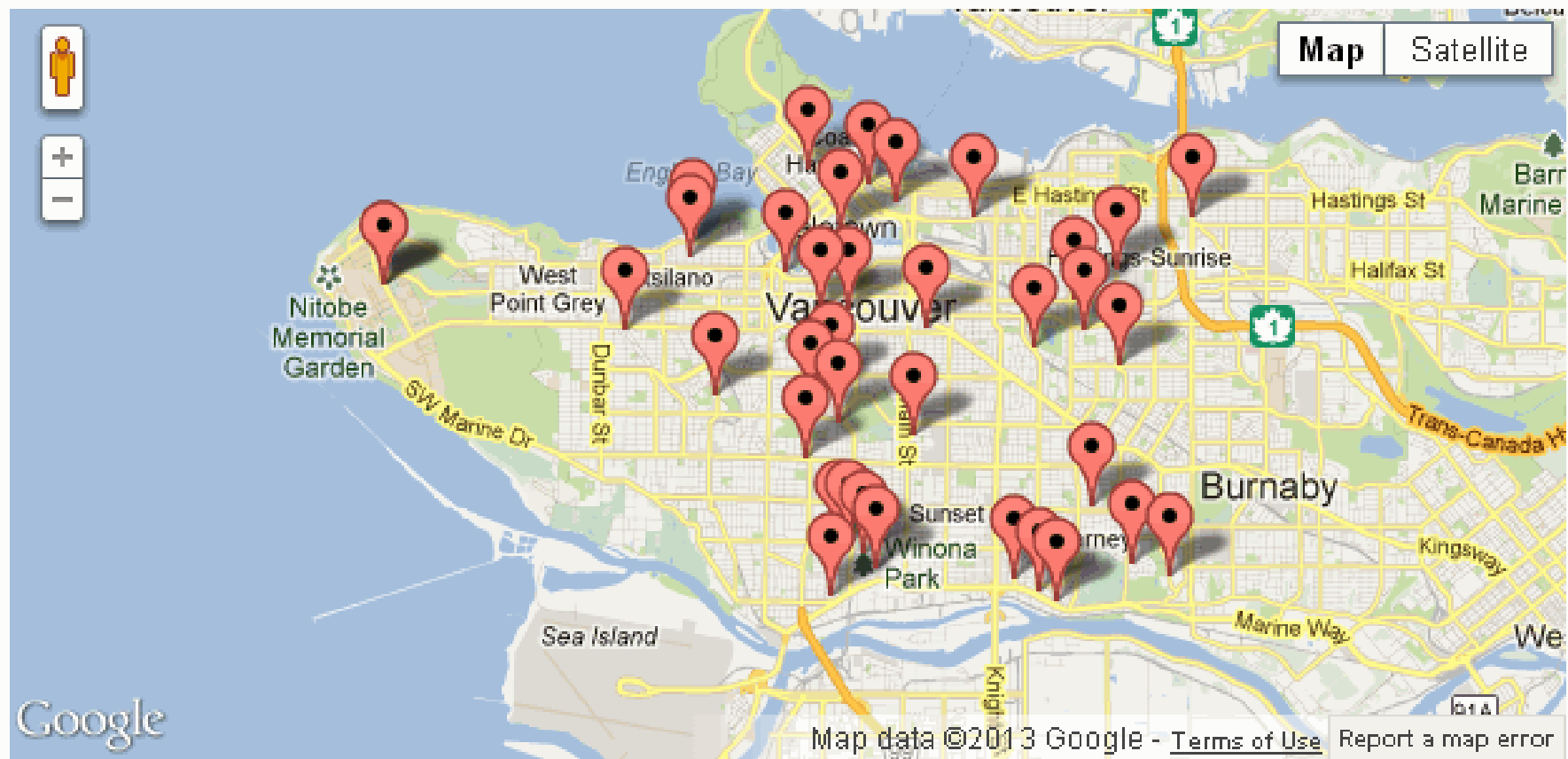
# Slope stability



- SW Marine from Granville to Camosun
- Expected duration: May to September 2017
- Upgrading sewer main infrastructure

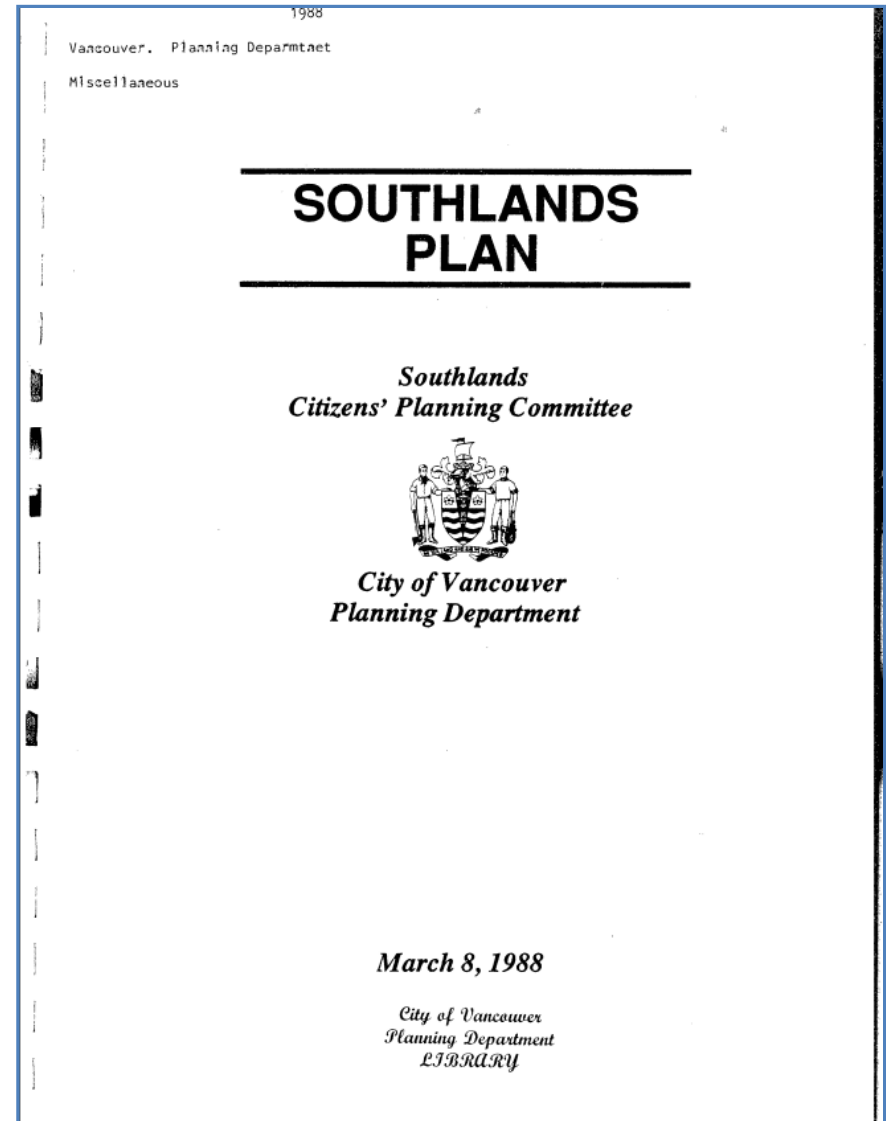


## Residential Care facilities



## Southlands Plan

- Approved by Council in 1988
- Intended to address:
  - The future of RA-1 and RS-1 zoning
  - Floodplain management
  - Park and recreation opportunities
  - Equestrian activities
  - Protection of the environment
  - Traffic management

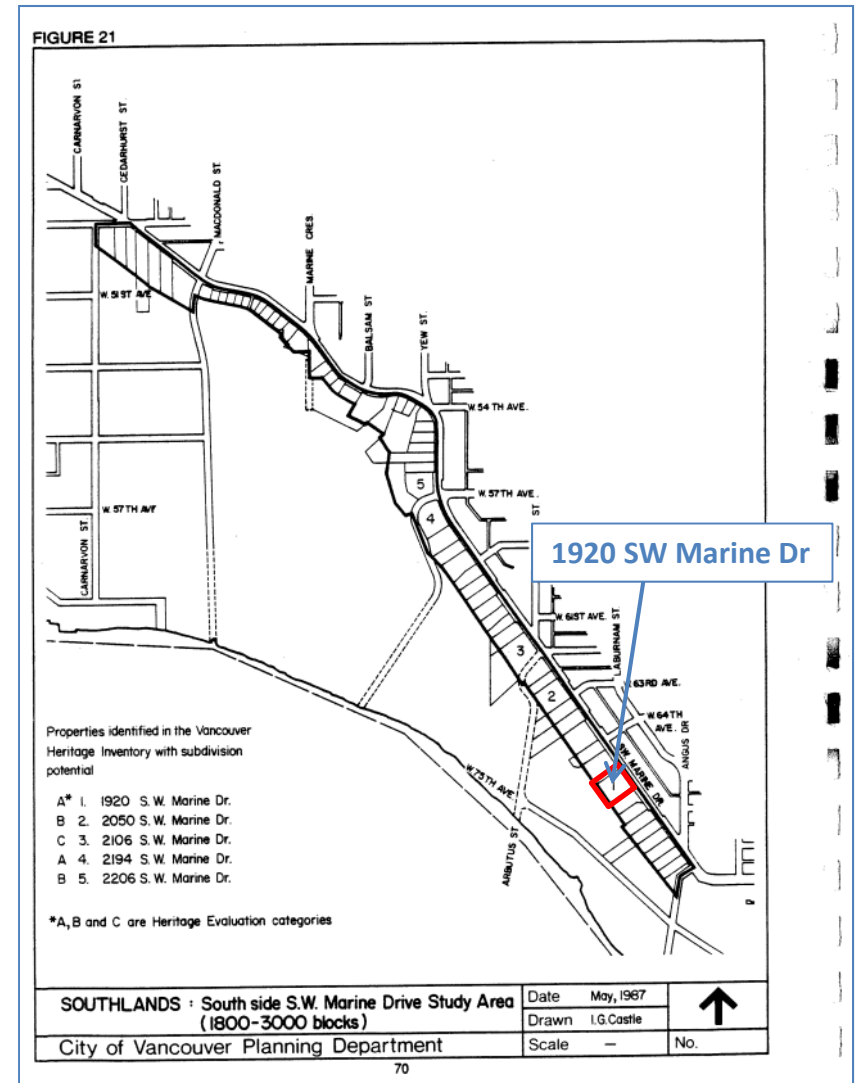




## South Side of SW Marine Drive (Escarpment

- Maintain and enhance the single-family, estate character
- Consider rezoning to preserve heritage-merit properties
- Protect the environmentally sensitive escarpment lands

*“This application seeks to achieve sensitive infill located away from the escarpment, while preserving the heritage value of the property with a form of development that strives to integrate with the estate character of the immediate area.”*



Guidelines create a framework to support integration of Community Care Facility – Class B in neighbourhoods throughout the city.

Guidelines include consideration of:

- Needs of facility residents
- Suitability of location
- Compatibility of siting and form with adjacent uses



**City of Vancouver** *Land Use and Development Policies and Guidelines*  
Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 • 604.873.7344 fax 604.873.7060  
planning@vancouver.ca

## **COMMUNITY CARE FACILITY - CLASS B AND GROUP RESIDENCE GUIDELINES**

*Adopted by City Council on June 24, 2008  
Amended on October 31, 2012*

These guidelines are to be used in conjunction with a district schedule of the **Zoning and Development By-law** or with an official development plan by-law for conditional use approval of the following uses:

- Community Care Facility, Class B
- Group Residence

The above facilities are defined in the Zoning and Development By-law. These guidelines will also be used in assessing rezoning applications which involve these uses.

### **1 Intent**

The intent of these Guidelines is to support the integration of Community Care Facility, Class B and Group Residences throughout the city, by providing a framework for assessing applications which considers the needs of facility residents, suitability of location, compatibility of siting and form with other adjacent uses, any relevant City policies or planning objectives that may apply to a given site, and measures to support accountability in the operation of these facilities.

The guidelines outline factors which the Director of Planning, Director of Social Planning and other relevant Civic Departments will take into consideration in assessing rezoning applications for a Community Care Facility, Class B or a Group Residence or a development permit application for these uses.

### **2 Guidelines**

**2.1** In assessing a rezoning or development application for a Community Care Facility- Class B or a Group Residence, the Director of Planning, in consultation with the Director of Social Planning will:

- (a) review the information provided by the applicant regarding number of residents, programming, length of stay, staffing, referral procedures, funding, traffic, parking, and any other relevant features;
- (b) consider any features of the proposed facility or its operation which differ from adjacent residential uses and may affect neighbours e.g. amount of parking needed for staff/residents, noise, frequent turnover of residents; and
- (c) review the applicant's proposal for responding to queries/concerns.

October 2012

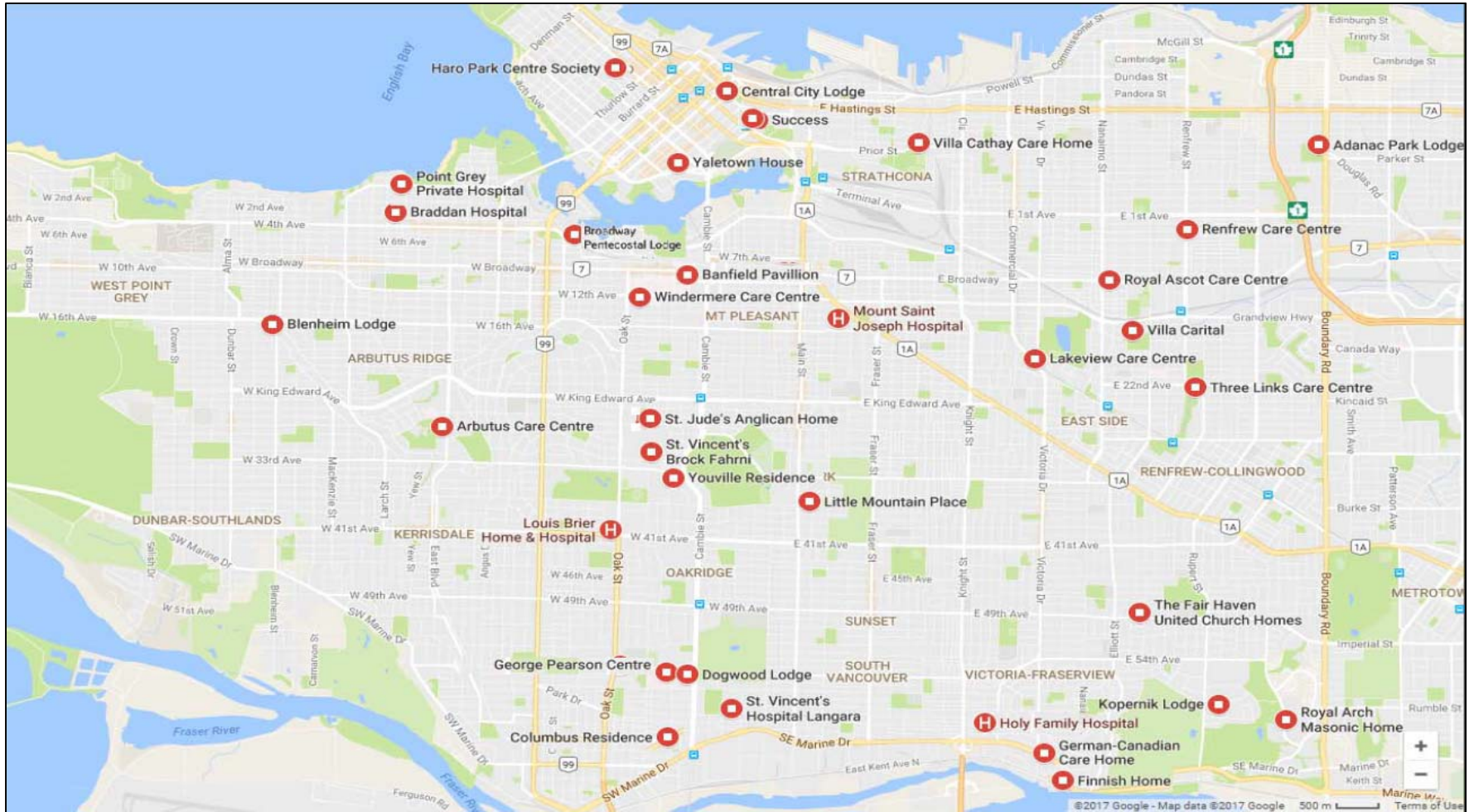


Why is the City of Vancouver considering this rezoning application?

- This application seeks to address two key City objectives:
  - Addressing the needs of Vancouver's seniors
  - Preserving the city's valuable heritage assets

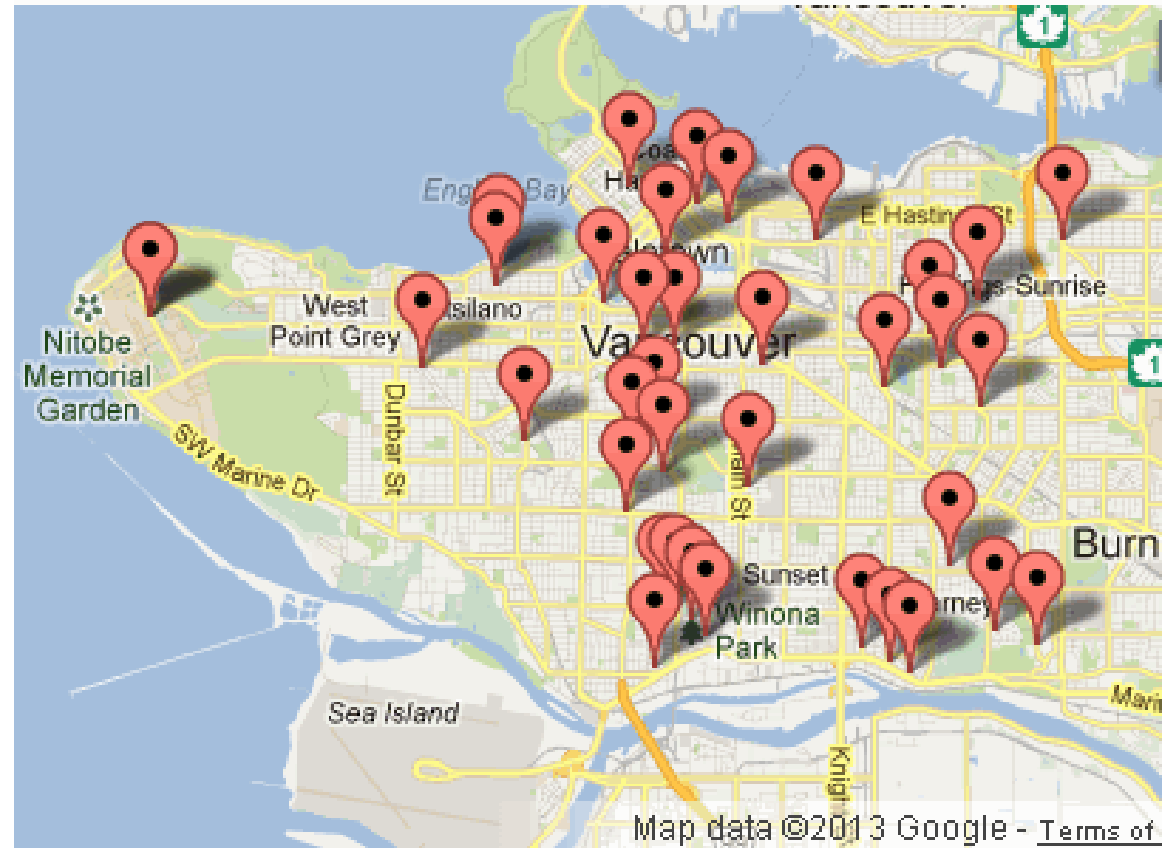


# Community Care Facility

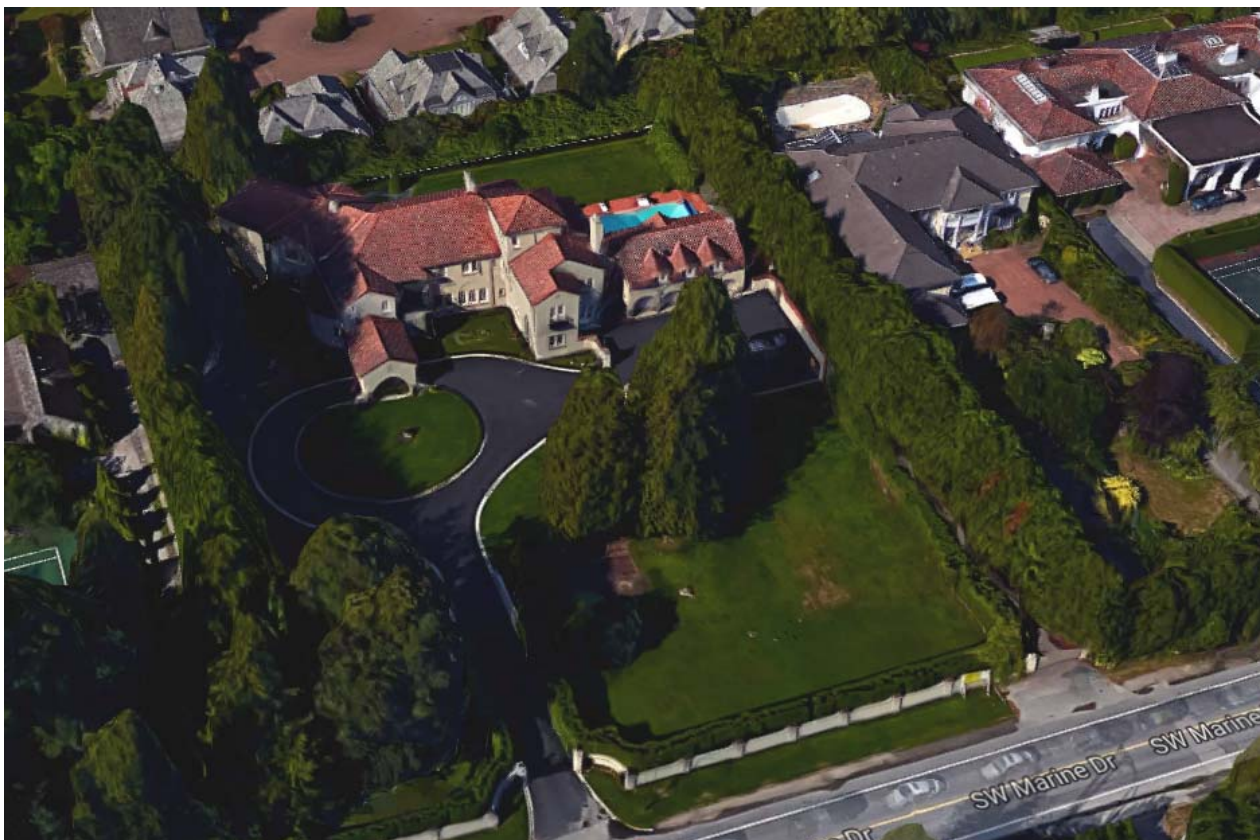


## What is a Community Care Facility?

- Licenced under the Community Care and Assisted Living Act of BC
- Class B provides residential care to seven or more unrelated people
- Conditional use in all residential zones



# Proposal



<i>Development Data</i>	
<b>Floor Space Ratio</b>	0.93
<b>Care beds</b>	90 beds
<i>Publicly-funded</i>	58 beds
<i>Private-pay</i>	32 beds
<b>Parking</b>	As per bylaw
<b>Loading</b>	As per bylaw

