



**CD-1 Rezoning: 3575-3655 Kaslo St, 3580-3644 Slocan St and
2755 E 21st Ave**

Public Hearing – January 19, 2022

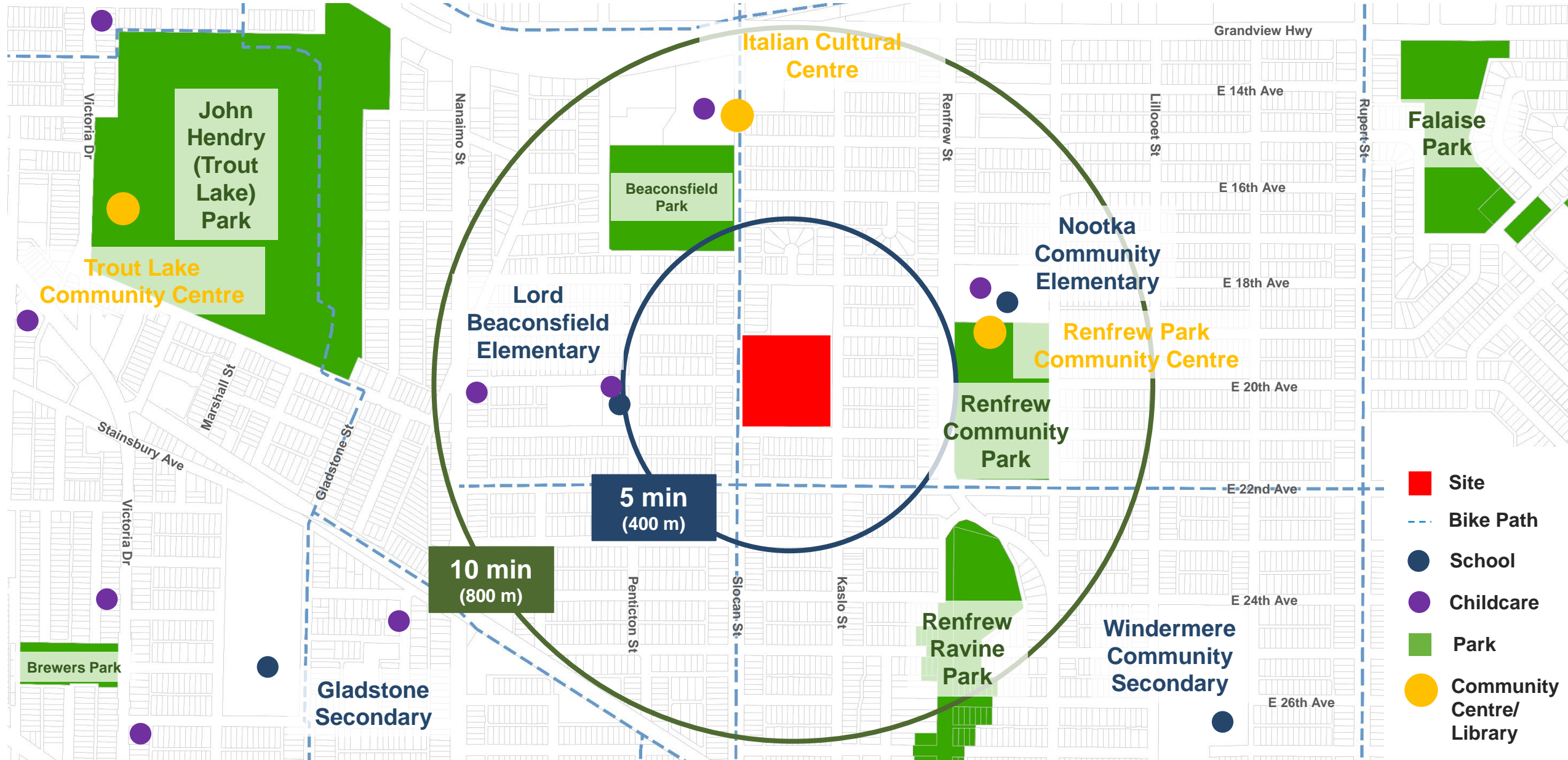
Existing Site and Context



Existing Site and Context



Local Amenities and Services



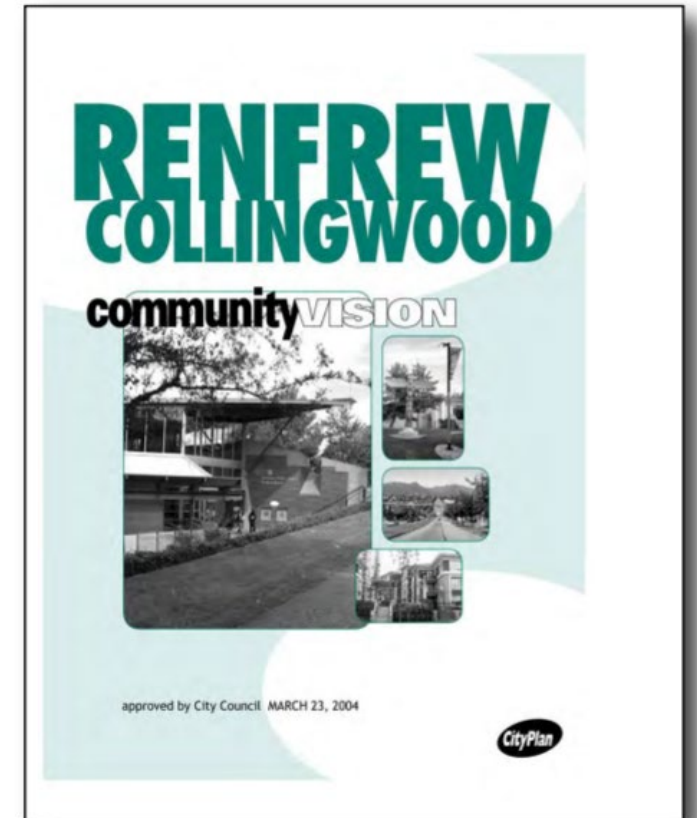
Enabling Policy

Renfrew-Collingwood Community Vision (2004)

- Supports consideration of rezoning for **institutional uses** which focus on expansion, downsizing, or reuse of publicly owned or non-profit institutional, cultural, recreational, utility, or public authority uses.

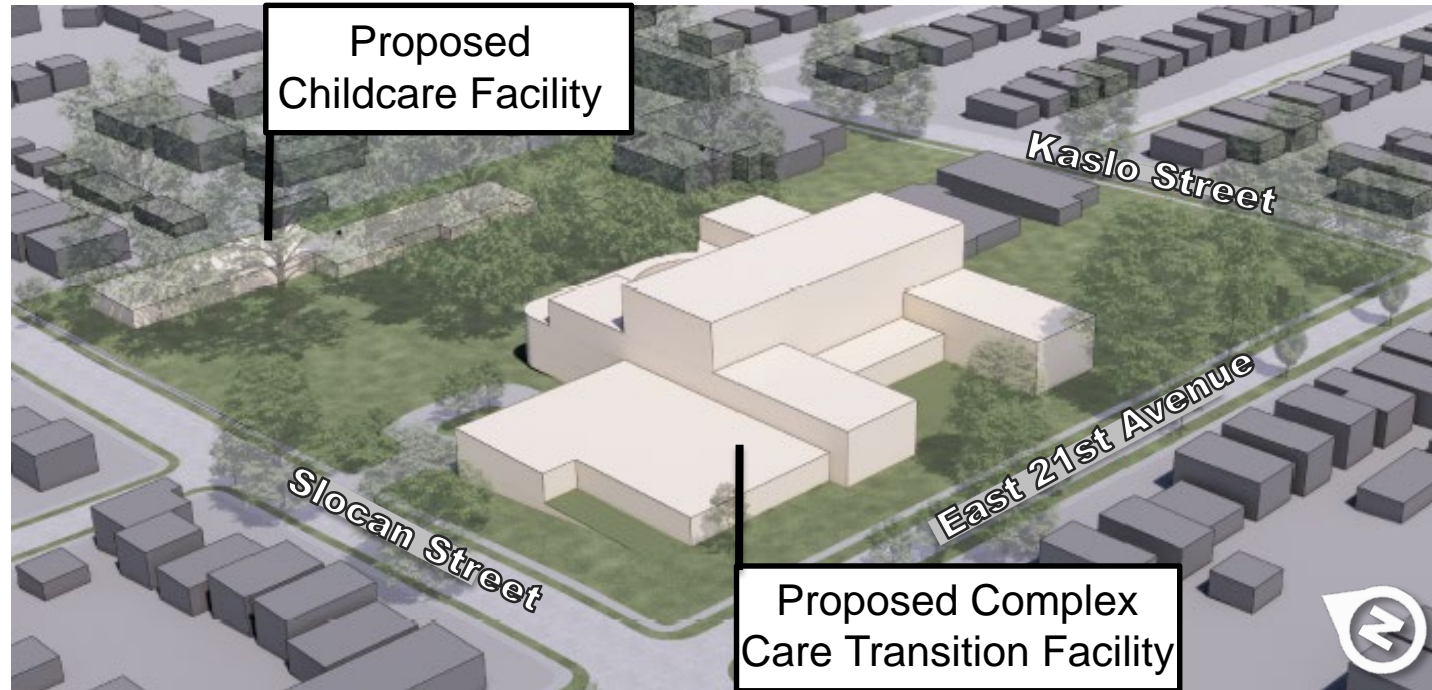
Rezoning Policy for Sustainable Large Developments (2018)

- Applications are required to demonstrate leadership in specific areas through sustainable design and other strategies.



Proposal

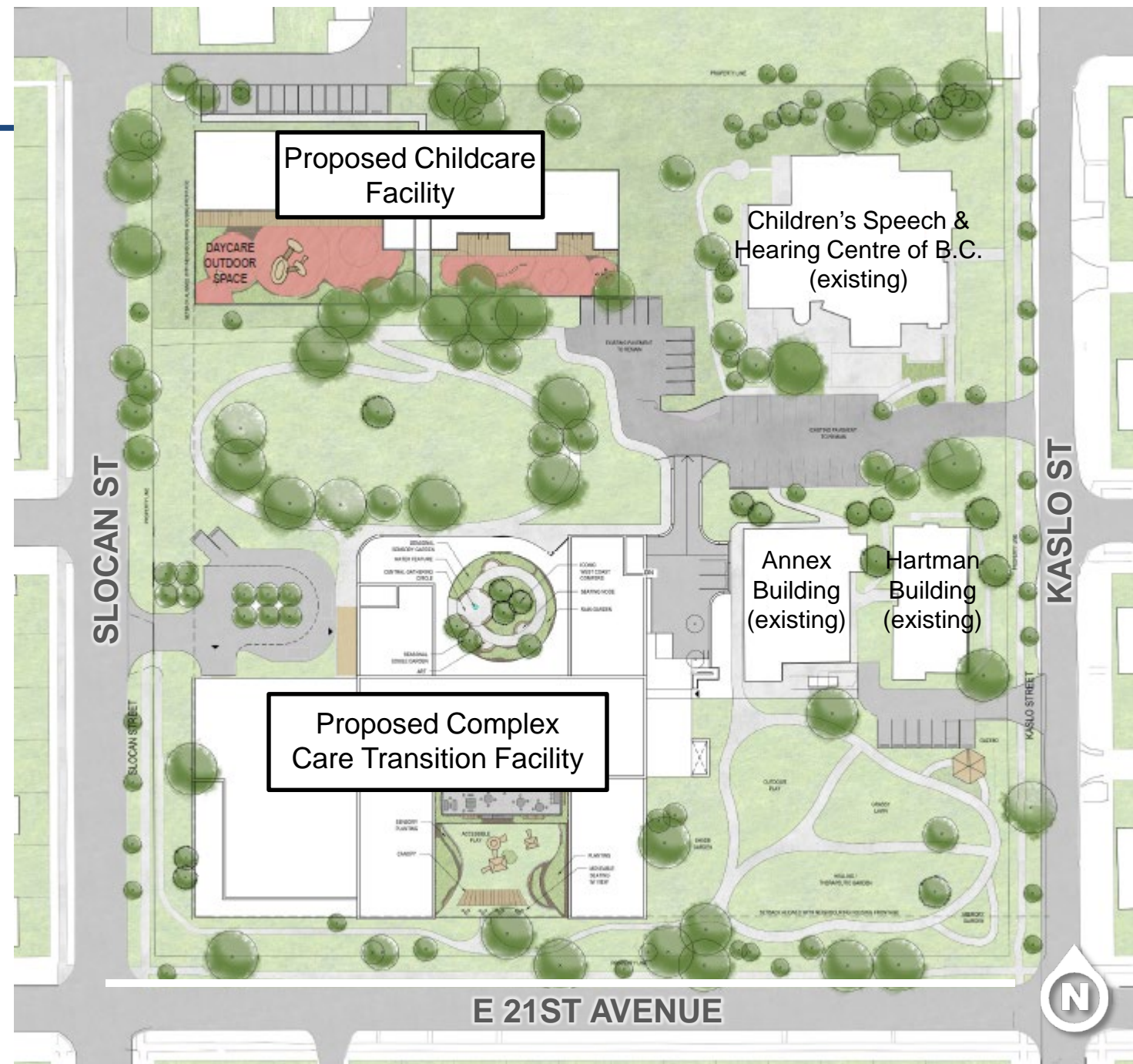
- Three-storey B.C. Children's Hospital complex care transition facility for children and youth.
- 74-space childcare facility.
- Density: 0.70 FSR.
 - Consistent with permitted density under RS-1 zoning.
- Height: 54 ft.
- Underground parking.



Application submission: December 2021

Proposal

- Three existing buildings will remain on site.
- New buildings have been situated to maximize tree retention.
- The proposed complex care transition facility will be unique to Canada and offers an opportunity to advance care for children and youth living with complex health needs.



Public Consultation

Postcards Mailed
March 24, 2022

City-hosted
Virtual Open House
March 28 to April 17, 2022

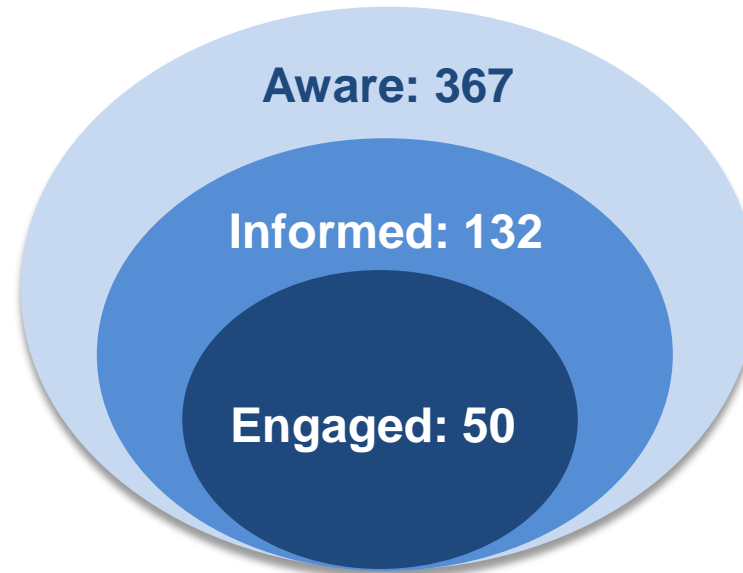
Postcards distributed	1,282
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Questions	6
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Comment forms	47
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Other input	0
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Total	50
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Comments of support

- Provision of health care services for children and youth.
- Addition of childcare spaces.
- Retention of and addition of more green spaces.

Comments of concern

- Parking availability.
- Increase in traffic.

Public Benefits

Childcare

- On-site childcare facility run by a non-profit operator.

Development Cost Levies (DCLs)

- \$3,059,617
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades.

Public Art Program

- \$263,806
- Provided on-site or cash-in-lieu.

Conclusion

- Meets intent of the *Renfrew-Collingwood Community Vision*.
- Delivery of a new complex care facility for children & youth and a new childcare facility.
- Staff support application subject to conditions in Appendix B.



END OF PRESENTATION

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