



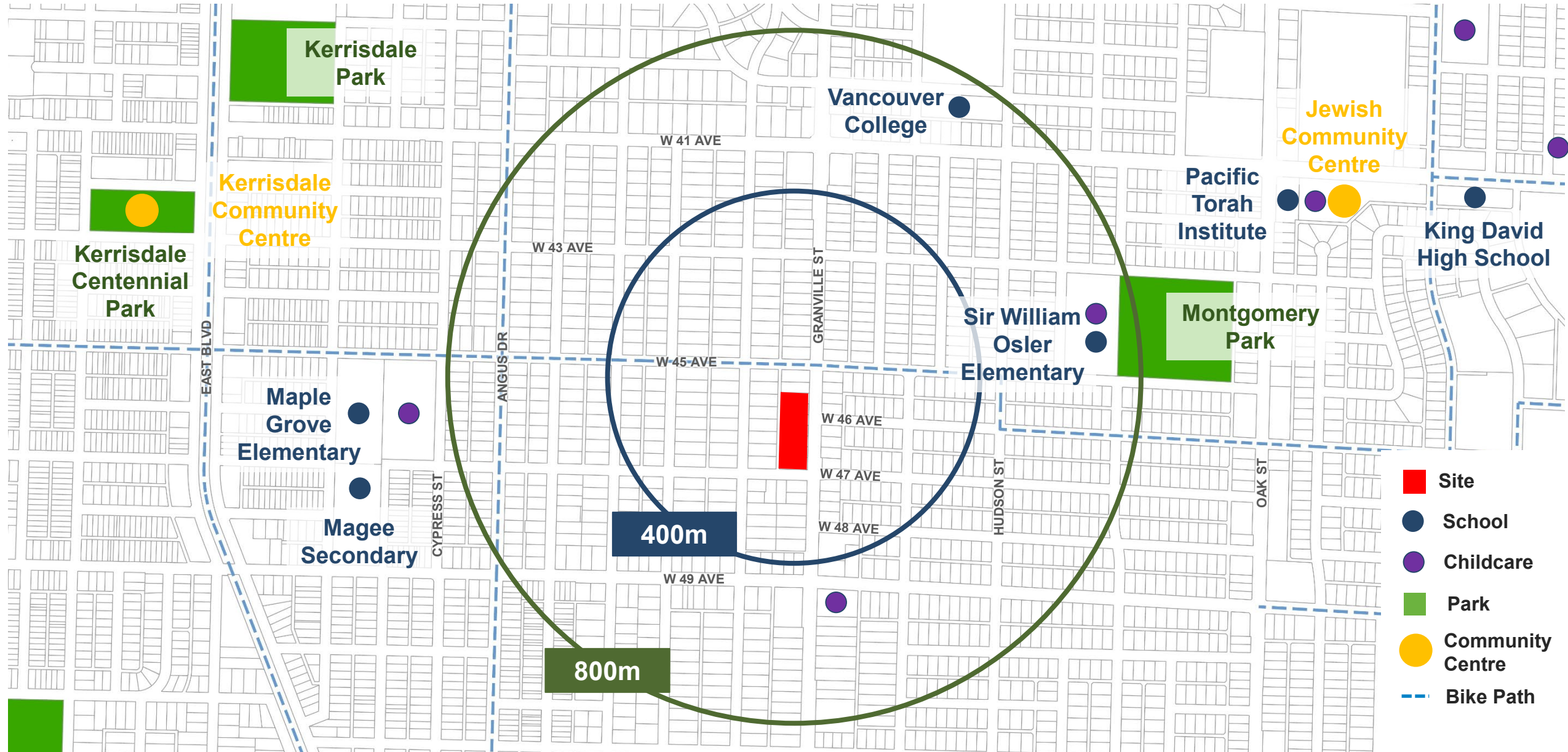
**CD-1 Rezoning: 6151-6261 Granville Street & 1511 West 47th
Avenue**

Public Hearing – February 14, 2023

Existing Site and Context



Local Amenities and Services




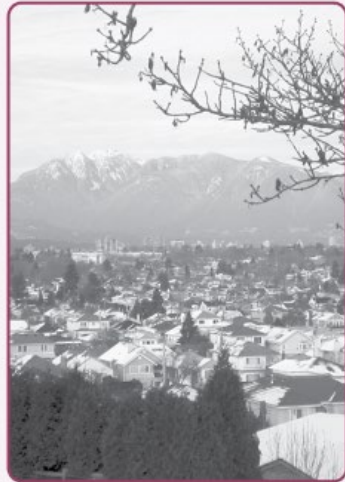



Policy Context

ARBUTUS RIDGE/KERRISDALE/SHAUGHNESSY

ARKS

community
VISION



CityPlan

approved by City Council November 1, 2005

- Allows for rezoning consideration for institutional uses and small developments designed for seniors housing near amenities.

Community Care Facility – Class B (Institutional Use)

The use of premises operated as a community care facility by a licensee under the Community Care and Assisted Living Act (BC) to provide residential care to seven or more persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.

Proposal



- Application submitted November 29, 2021
- Community Care Facility – Class B Use
- 226 units
- 21,286 sq. m (229,120 sq. ft.)
- Height of 30.3 m (99 ft.)
- 2.8 FSR
- One level of parking

Public Consultation

**Postcards Mailed
February 3, 2022**

**City-hosted
Virtual Open House
February 7 to 27, 2022**

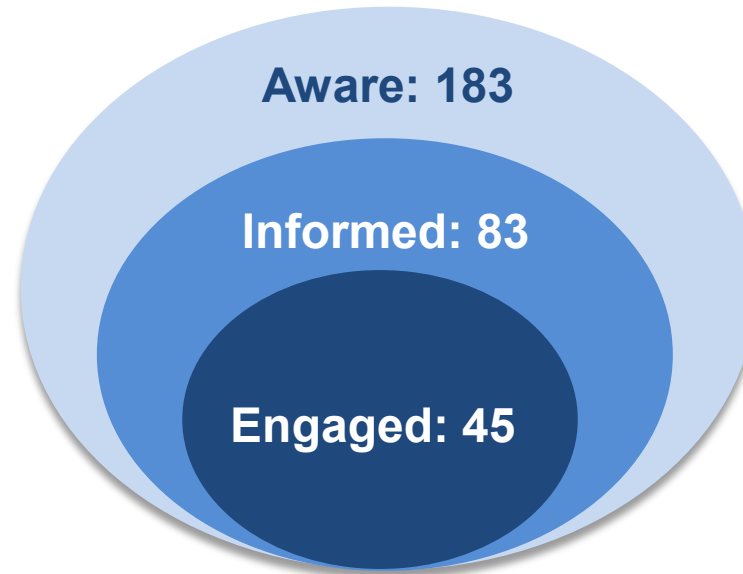
Postcards distributed	788
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Questions	0
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Comment forms	72
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Other input	4
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Total	76
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Comments of support

- Height, massing, density
- Building design
- Intended seniors residents

Comments of concern

- Height, massing, density
- Increased traffic
- Tree retention

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – Fixed Rate	\$669,270
Development Cost Levies (DCLs)	\$5,654,682
Public Art	\$453,658
Total Value	\$6,777,610

Conclusion

- Institutional Use meets intent of the ARKS Community Vision
- Delivery of 226 community care facility units
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION

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