



COUNCIL REPORT

Report Date: March 28, 2023
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Meeting Date: April 26, 2023
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Policy Enquiry Process Directions Report – Shawn Oaks and Louis Brier Home and Hospital Unique Sites Precinct

Recommendations

- A. THAT Council direct staff to consider a future rezoning application for 5505-5585 Oak Street (Shawn Oaks), as outlined in this report, through fee-recovered enhanced rezoning processes, for increased height and density which are non-compliant with what is specified in the Cambie Corridor Plan; consistent with the provisions of the Community Amenity Contributions Policy for Rezoning.
- B. THAT Council direct staff to consider a future rezoning application for 1055 West 41st Ave and 5650 Osler Street (Louis Brier Home and Hospital), as outlined in this report, through fee-recovered enhanced rezoning processes, for increased height and density which are non-compliant with what is specified in the Cambie Corridor Plan; consistent with the provisions of the Community Amenity Contributions Policy for Rezoning.
- C. THAT the passage of the above resolutions will not fetter Council's discretion in considering any rezoning applications or referral of any rezoning applications to public hearing, and does not create any legal rights for any person or obligation on the part of the City; any expenditures of funds or incurring of costs is at the risk of the person making the expenditure or incurring the costs.

Purpose and Executive Summary

This report seeks Council direction for staff to consider two proposals that significantly deviate in height and density from the Cambie Corridor Plan. As a component of the proposed rezoning applications, the proposals are seeking increased height and density, the proposals include new social housing, secured market rental housing, a renewed non-profit long-term care facility as well as additional public benefits. The proposals were submitted through the Policy Enquiry Process (PEP). Each of these proposals require further analysis on form of development options, uses and public benefits, prior to proceeding with a rezoning application. The enhanced

rezoning process provides for this analysis, through the creation of dedicated teams to work collaboratively with the applicant and their consultants, with the goal of arriving at a mutually supported preferred scheme.

Specifically, this report seeks Council's approval for staff:

- to consider through an enhanced rezoning process a proposal for 5505-5585 Oak Street (Shawn Oaks) that would deviate from the Cambie Corridor Plan, to add new strata (market) housing with a minimum 20% social housing component and other public benefits, as set out in the baseline criteria for the Policy Enquiry Process; and,
- to consider through an enhanced rezoning process a proposal for 1055 W 41st Ave and 5650 Osler St (Louis Brier Home and Hospital) that would deviate from the Cambie Corridor Plan, to replace the existing non-profit long-term care facility, add new housing, including strata (market) housing, social housing, secured market rental housing with a component of below market rental housing, as well as other public benefits, as set out in the baseline criteria for the Policy Enquiry Process.

Council Authority/Previous Decisions

In July 2021, Council approved the *Policy Enquiry Process: Approach and Criteria* which established a review process that enables staff to consider development proposals that are not compliant with adopted Council policy.

In May 2018, Council approved the *Cambie Corridor Plan* which provides a framework for change and growth over 30 years for the Cambie Corridor.

The *Community Amenity Contributions Policy for Rezoning*s was initially approved in 1999 and is updated regularly with the most recent policy update approved in January 2022. It sets out the City's policies for how Community Amenity Contributions ('CACs') are determined, allocated and spent.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Policy Enquiry Process Approach and Criteria

The two proposals were submitted as policy non-conforming enquiries. The Policy Enquiry Process (PEP) is a review process endorsed by Council in July 2021 that enables staff to consider innovative proposals that are not compliant with adopted Council policy. The intent is to advance exceptional or unique proposals that offer opportunities and benefits that further Council priorities and goals. Proposals are assessed against established criteria approved by Council. (See Appendix A for detailed review criteria and more information on the review process).

In submissions where competing policies or significant departures from policy are encountered, staff seek direction from Council through a Policy and Directions Report, before continuing to advise the applicant through the rezoning enquiry process or an enhanced rezoning process. This is the case for the two proposals under consideration in this report, for which separate but closely aligned enhanced rezoning processes are recommended.

Enhanced Rezoning Process

The purpose of the enhanced rezoning process is to resolve site-specific issues and outstanding policy gaps through collaboration between staff and the applicant team, and arrive at a preferred project concept to inform the rezoning application stage that follows. The process precedes the submission of a formal rezoning application. It can include additional public consultation over what is typically required in a rezoning and propose new policy for a site. The process should result in a common understanding between the applicant, staff and the public on development expectations for these complex and/or large development sites.

The outcome is a report to Council to endorse the policy direction and preferred concepts for the sites. Following endorsement by Council, rezoning applications can be submitted.

Policy Context

Cambie Corridor Plan

The Cambie Corridor Plan (the “Plan”) provides land use policy to guide the redevelopment in neighbourhoods along and near the Canada Line, in order to increase the number of people who live in walking distance of high-efficiency public transit.

Both the Shawn Oaks and adjacent Louis Brier sites are identified as “Unique Sites” in the Plan and provide an opportunity to deliver diverse and affordable housing options and local amenities. The Plan gives site-specific direction to respond to the existing uses, unique characteristics, site size, and local context (Appendix B). Unique sites in Cambie are subject to an enhanced rezoning process to ensure a more robust consultation process and concept refinement. In the case of these two sites, staff is seeking Council direction on whether to consider the significant deviations from the Plan through the enhanced rezoning process.

Vancouver Plan

The Vancouver Plan is a long-range plan aimed at guiding growth and change over the next 30 years. While the Vancouver Plan does not enable rezoning applications, it does provide a high-level land use strategy. The Vancouver Plan identifies the area around the Shawn Oaks and Louis Brier sites as a future “Rapid Transit Area” where mid to high-rise buildings close to future stations would be appropriate. This aligns with TransLink’s long-term strategy, Transport 2050, which identifies West 41st Avenue/West 49th Avenue as a new regional priority in the Major Transit Network.

Community Amenity Contributions Policy for Rezoning

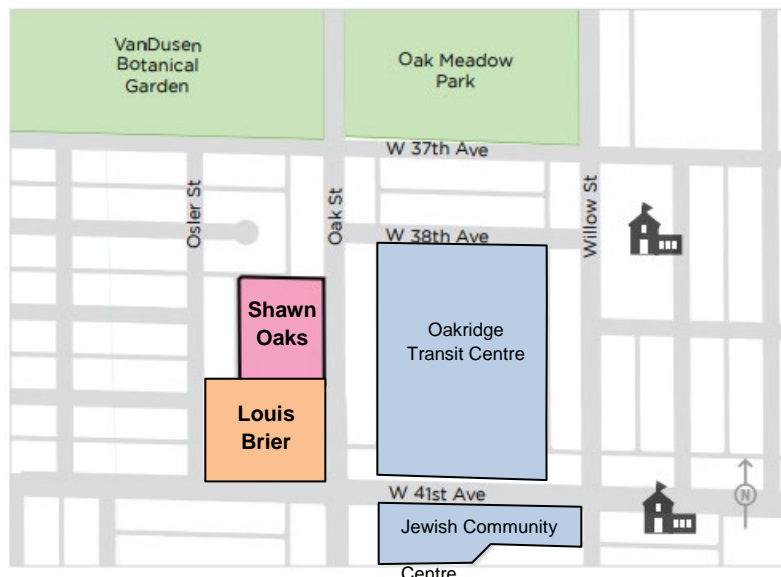
The Community Amenity Contributions Policy for Rezoning (the “Policy”) is guided by Provincial Guidelines and establishes how the city collects and allocates CACs. The Policy specifies that CACs be used for growth-related amenities and infrastructure, and not for capital renewal or operating costs. The Louis Brier proposal includes the renewal of a long-term care

facility. Long-term care facilities are the responsibility of the Province through its health care providers and not an eligible CAC amenity pursuant to the City's CAC Policy.

Site and Neighbourhood Context

The two sites are located on the western boundary of the Cambie Corridor Plan. For information on the Unique Site policies for these sites, please refer to Appendix B.

Figure 3: 5505-5585 Oak Street (Shawn Oaks) and 1055 West 41st Avenue and 5650 Osler Street (Louis Brier Home and Hospital)



Shawn Oaks: The site is currently developed with 72 strata units in 11 buildings built in 1969. The Cambie Corridor Plan envisions broader housing choices and affordability for the site and sets out a requirement for 20% of net residential floor space to be developed as affordable housing (prioritizing turnkey social housing), in combination with strata, or 100% secured market rental with 20% of the net residential to be below market rental. Community amenity expectations include a childcare facility for the precinct, with the potential need for two facilities.

Louis Brier: The Louis Brier Home and Hospital site provides seniors care and assisted living housing on its site. It is a non-profit charitable organization under contract from Vancouver Coastal Health for 215 bed residential care (long-term care) beds. In addition, the Weinberg Residence contains 60 units, 20 of which are private-pay Multi-Level-Care units and 40 of which are a combination of private and publicly-funded assisted living units. The Cambie Corridor Plan envisages that the redevelopment of the site would broaden housing choices while continuing to support seniors, enabling either strata housing with 20% social housing or 100% secure rental housing with 20% of net residential floor area to be below market rental. The Plan identifies amenities for the site to include one or two childcare facilities for the precinct, as well as a community serving facility, such as a seniors centre.

Discussion

The Policy Enquiries received for both sites exceed the heights, densities and number of towers enabled under the Plan. Staff reviewed the proposal against the Policy Enquiry Baseline criteria,

particularly for increased housing choices and additional amenities that would serve the precinct. Staff noted in the review against the detailed assessment criteria that these adjacent sites present an opportunity to explore additional height and density due to their size and unique context as identified in the Cambie Corridor Plan, as well as their future role in a Rapid Transit Neighbourhood, as identified in the Vancouver Plan.

Proposal for 5505-5585 Oak Street (Shawn Oaks)

The Policy Enquiry proposal is for a residential project with approximately 80% strata housing and 20% social housing and a childcare facility, at heights and densities exceeding those anticipated under the Cambie Corridor Plan. At 28 and 23 storeys, the scheme significantly exceeds the height limit for the single tower anticipated to be up to 16 storeys under the Cambie Corridor Plan existing policy, and adds a second strata tower which was not anticipated for this site.

The proposal was reviewed against the Policy Enquiry Process criteria and it was determined that it met the intent of the Housing criteria by offering an 80% increase in the number of social housing units that can be delivered on site, with a total of 180 units of turnkey social housing proposed. In addition, the inclusion of 41st Ave as a Rapid Transit Route in TransLink's Transport 2050 Plan elevates the importance of this site beyond what was discussed in the Cambie Corridor Plan and justifies the consideration of height and density beyond what the Plan envisioned. Staff also note that the proposal includes a childcare facility, which was already identified in the Plan, and staff would be seeking a larger facility than proposed.

Proposal for 1055 West 41st Avenue and 5650 Osler Street (Louis Brier)

The Policy Enquiry proposal is to enable the replacement of the existing Community Care Class B non-profit long-term care facility, new residential units, including social housing units, secured market rental, below-market rental, and strata-titled units, as well as at-grade commercial uses and a childcare or seniors facility at heights and densities significantly exceeding those anticipated under the Plan.

While the Plan provides a range of heights, redevelopment of the site was expected to consist of low-rise buildings on the western half of the site, adjacent to the existing single detached houses, and lower mid-rise buildings on the eastern half, adjacent to Oak Street. The Plan anticipated one higher building (up to 20 storeys) on the southeast corner of the site. The Policy Enquiry proposal includes three towers (20, 28 and 30 storeys) on the eastern portion of the site. On the western portion, the proposal includes a six-storey social housing building and an eight-storey long-term care facility.

This unique proposal was reviewed against the Policy Enquiry Process criteria and meets the criteria for Housing through the inclusion of social housing, secured market rental housing and below market rental units. Similar to the Shawn Oaks site, the adjacency to a future rapid transit route, which was identified post adoption of the Plan, supports the consideration of height and density beyond what was envisioned in the Plan. The proposal also includes consideration for a child or seniors care facility, in accordance with plan policy.

The proposal includes the replacement of the existing 215 long-term care beds with a new 150-bed facility. The long-term care beds would be publicly subsidized by Vancouver Coastal Health, where residents pay a monthly fee based on 80% of after-tax income. Unlike the existing ageing

facility, the new the facility would be appropriately designed to support residents with complex care needs, which results in a smaller number of beds. The new long-term care facility would be required to meet the City's Zoning and Development By-law definition of a Class B Community Care facility. Staff note that these types of facilities are licenced under the Community Care and Assisted Living Act (British Columbia) and are considered to be institutional use, providing healthcare. The funding of healthcare is the responsibility of the provincial government and therefore redevelopment of long-term care facilities have not been exempt from growth-related development costs and/or CACs, and are not eligible for CAC allocation.

Based on staff's assessment of the two Policy Enquiry proposals, there is rationale for Council to consider the deviations for height and number of expected towers on each site from existing policy in order to advance Council's priorities and objectives. However, given that the proposed departures from policy are significant, staff are seeking direction from Council before continuing to advise the applicant through the enhanced rezoning process. Staff would work with the applicants and the public on the proposed changes and would report back to Council to confirm policy directions before proceeding with any future rezoning applications.

Criteria to guide the enhanced rezonings for Shawn Oaks and Louis Brier

Should Council direct staff to consider the policy deviations through enhanced rezoning processes, the proposals would have to achieve specific urban design objectives and public benefits, as outlined in the criteria below. Staff would work with the applicants to address urban design requirements and achieve significant public benefits, while seeking to maintain viable projects.

Cambie Corridor Plan

The Cambie Corridor Plan will continue to guide the development of both sites. Pending Council's direction, the Unique Sites policies in the Plan would be used as a general framework to guide the enhanced rezoning processes, reframing some of the principles and policies to accommodate more density on the sites. As indicated in the Unique Sites policies for both sites, the Rezoning Policy for Sustainable Large Developments will also provide direction for the non-market housing delivery. For more information on the Unique Sites policies see Appendix B.

Transportation

Since the adoption of the Cambie Corridor Plan, further transportation planning and analysis has identified the need for a public road (West 40th Ave) between the two sites. Evaluation of rezoning proposals will need to accommodate the increased right-of-ways to improve access. In addition, staff have identified the northwest corner of West 41st Ave and Oak Street as a possible location for a future rapid transit station and are seeking a spatial volumetric for the potential station, which could accommodate an interim use until such time it was needed by TransLink.

Financial Review

As part of the rezoning process, there will be a financial assessment of the additional floor area, consistent with standard practice to determine if there is a CAC. Any CAC generated could be applied to deepening housing affordability on site and other eligible public amenities identified in City policies and the Cambie Corridor Public Benefits Strategy. Secured market rental housing units may be eligible for a DCL waiver, subject to the requirements of the DCL by-laws.

Other Site Specific Considerations

A comprehensive review of each site will be completed as part of the enhanced rezoning process to understand potential impacts and mitigation measures on but not limited to planned local and neighbourhood utility upgrades (sanitary, stormwater, water system), transportation network, green infrastructure, rainwater management, groundwater management, and/or other considerations.

Financial Implications

This work will be recovered through fees charged to the applicant. Subject to Council direction and as part of the rezoning process, staff will report back at the time of any rezoning referral report on applicable developer contributions (e.g. Development Cost Levies, Community Amenity Contributions, and Public Art), as well as proposals for on-site and/or off-site amenities for Council's consideration.

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APPENDIX A

Policy Enquiry Process Review Criteria and Process Overview

The adopted Policy Enquiry Process requires a proposal to meet one or more of the PEP **Baseline Criteria**, which are:

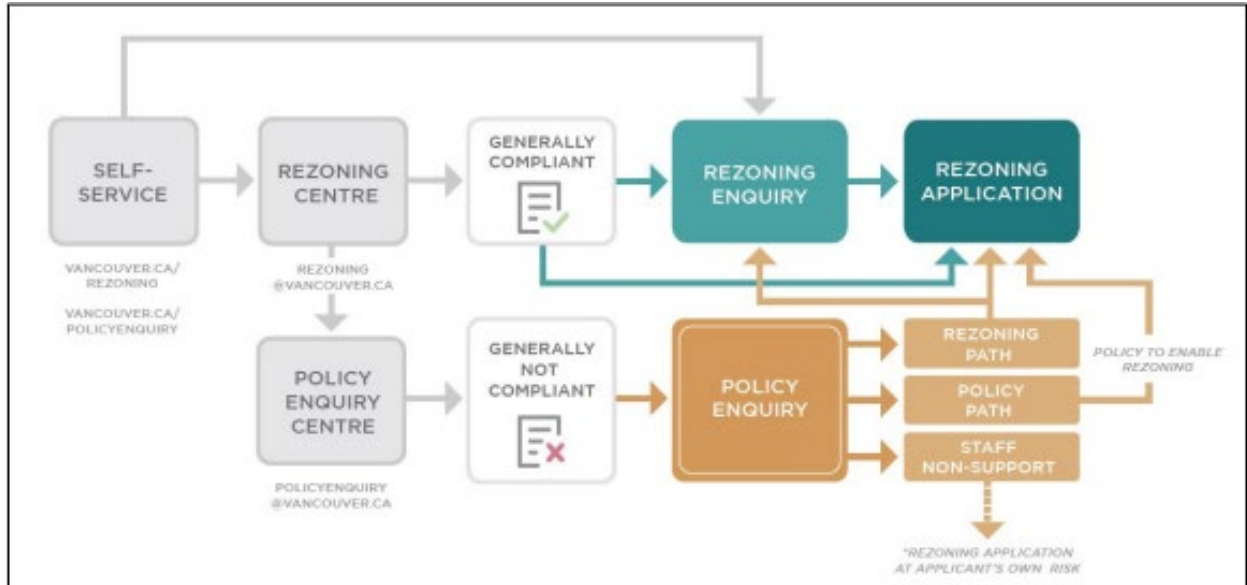
1. Reconciliation and Cultural Redress
2. Housing
3. Jobs / Economy, and
4. Other City-Serving Amenity.

Proposals are also evaluated against more in-depth **Review Criteria** which form a part of the enquiry submission:

1. Housing,
2. Jobs,
3. Cultural, Social and Other City-Serving Amenities,
4. Energy and Greenhouse Gases,
5. Neighbourhoods,
6. Ecology, and
7. Municipal Infrastructure.

The Policy Enquiry Process is designed to precede a formal rezoning application and to carefully consider ideas before an applicant invests considerable time and money in preparing and submitting a formal rezoning package. Through this process, a high-level conceptual review is conducted, followed by discussions with the applicant to understand the merits of the proposal and how it furthers City goals and meets Council criteria. Proposals are reviewed by an interdepartmental staff team and are assessed against the established criteria and guiding principles endorsed by Council. Recommendations are verified by senior staff before a response letter is sent to applicants, after which staff engage with the applicant to lay out a variety of options for next steps. While staff offer advice to applicants through the PEP, it is ultimately Council's discretion to consider the merits of these proposals through a future rezoning application and Public Hearing. Figure 1 below illustrates the pathways and steps involved.

Figure 1: Policy Enquiry and Rezoning Enquiry



APPENDIX B Cambie Corridor Unique Sites Policy

The Cambie Corridor Plan Unique Sites Policies will continue to guide the redevelopment of the site. The following sections apply to the Shawn Oaks and Louis Brier sites.

06 | UNIQUE SITES

Introduction

The Cambie Corridor includes several large sites requiring site-specific policy direction to appropriately respond to the existing uses, unique characteristics, site size, and local context.

These sites provide an opportunity to deliver diverse and affordable housing options, local amenities, and increased neighbourhood vibrancy—helping to shape a complete community.

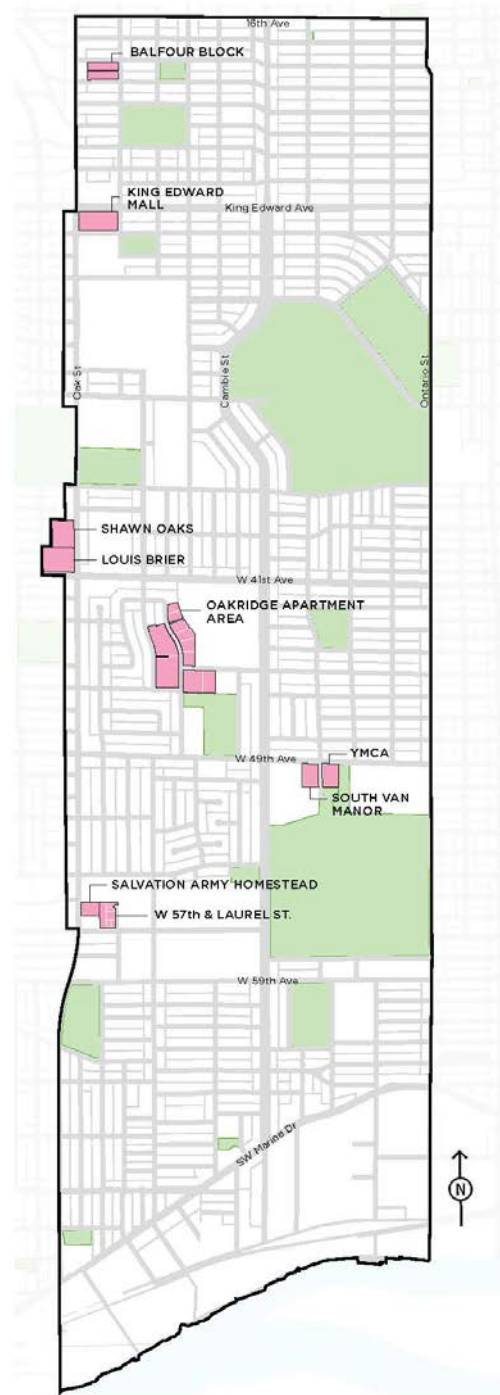
How This Chapter Works

Development directions in this chapter vary by the location and characteristics of each site and acknowledge that each site is likely to develop over a different time horizon.

Plan policy is intended to provide a rigorous framework to evaluate redevelopment, while acknowledging flexibility for the best response over the long-term.

This chapter includes the following:

- Specific city-wide policy references that will guide Unique Site development
- High-level planning and urban design principles applicable to all Unique Sites
- Site-specific planning and urban design directions, as well as key public benefits
- A concept plan and/or illustration for each site, showing the envisioned site organization and key connections.



Enhanced Rezoning Process

Unique Sites are subject to an enhanced rezoning process to ensure adequate consultation and review of proposals. Due to the modest scale of development and limited complexity, the Balfour Block is exempt from this requirement and will not undergo an enhanced rezoning. Refer to Chapter 14 (Implementation) for further details.

City-wide Policies for Unique Sites

Several city-wide policies will influence review of redevelopment proposals on some or all Unique Sites, consistent with the overall Plan.

The following section highlights some key city-wide policies that will be considered during the rezoning process for Unique Sites. These policies may be amended from time to time, and additional city-wide policies may apply at the time of application.

Rezoning Policy for Sustainable Large Developments (2010)

The *City's Rezoning Policy for Sustainable Large Developments* applies to sites over 1.98 acres, or those adding 45,000 sq. m or more of new development floor area.

This policy mandates that as part of the rezoning process, a series of plans or studies be conducted by the proponent in a range of areas pertaining to environmental and social sustainability. Applicable studies will be expected to address the following (refer to the policy for specific requirements):

- Site design
- Access to nature
- Sustainable food systems
- Green mobility
- Rainwater management
- Zero-waste planning
- Affordable housing
- Low-carbon energy supply

Green Buildings Policy for Rezonings (2010)

This policy is applicable to all Unique Sites and sets out policy to ensure new buildings are constructed to a high level of energy efficiency, resulting in low to near-zero greenhouse gas emissions. The policy addresses provisions in three key areas: (1) Zero Emission Buildings; (2) Healthy Buildings; and (3) Resilient Buildings.

Family Room: Housing Mix Policy for Rezoning Projects (2016)

This policy seeks to increase the supply of housing units suitable for families in both rental and ownership housing. This policy requires a minimum of 35% family units (25% with two bedrooms and 10% with three

bedrooms or more) in multi-family strata rezoning projects and a minimum of 35% family units with two or more bedrooms in secured market rental housing. Refer to the policy for specific requirement details.

High-Density Housing for Families with Children Guidelines (1992)

The guidelines are intended to address the key issues of site, building, and unit design for new multi-family developments, both market and non-market, which relate to livability for families with children. The guidelines provide guidance on project planning, building and unit design. Refer to the guidelines for further details.

Rental Housing Stock Official Development Plan (2007)

This policy applies to sites in certain multiple dwelling and comprehensive development zoning districts and is intended to preserve and protect existing rental housing stock in the city. Where development causes the demolition or change of use of a rental unit on an applicable site, the policy requires replacement of those rental units.

Tenant Relocation and Protection Policy (2015)

This policy protects tenants in multiple dwellings by mitigating the impacts of displacement resulting from redevelopment activity. When tenants are displaced or impacted as a result of redevelopment or major renovation activity, a Tenant Relocation Plan is required which provides compensation to tenants, including financial compensation and assistance in finding alternate accommodation. Refer to the policy for full details.

Cambie Corridor Public Realm Plan (2018)

The *Cambie Corridor Public Realm Plan* outlines a comprehensive strategic approach to how the public realm is developed and enhanced to create a memorable and identifiable public realm experience throughout the Corridor. The Plan provides direction for key elements such as the creation of safe and easy routes which prioritize walking and cycling, the addition of public spaces and plazas, and connections to community amenities and green space.

6.1 PLANNING & URBAN DESIGN PRINCIPLES

The following planning and urban design principles will guide preparation and review of redevelopment proposals on Unique Sites. Sections 6.3-6.11 provide further direction on a site-by-site basis. Not all principles will apply to all sites. Site responses will consider the existing context and long-term policy vision for evolving surrounding neighbourhoods.

1. Housing variety and affordability

Provide a mix of housing types and tenures that consider existing uses on each site (e.g., rental housing) and advances the City's housing affordability and diversity goals.

2. Neighbourhood scale and identity

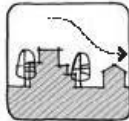
Ensure new development responds to the surrounding neighbourhood context and identity through building character, massing, site organization, arrangement of open space, and integration with the public realm. This may include retention of important site features or significant buildings.

3. Strategic opportunities for height

In strategic locations on identified sites (as indicated with an asterisk on concept plans), and in consideration of surrounding context and built form impact, assess opportunities for higher buildings to support City objectives around sustainability, affordability, employment, and complete communities.

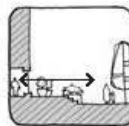
4. Transitions

Create a respectful relationship with the surrounding neighbourhood through a sensitive transition of building height, massing, setbacks, and landscaping/tree retention. Consider complementary building-use interfaces.



5. Integrate ground-oriented housing

Design ground-floor residential units in all development (including apartments) to be ground-oriented to broaden housing choice and create strong connections with public and semi-private space. This could also include creative opportunities for ground-oriented "type" units, such as townhouses, on the roof of larger buildings that connect with above-grade outdoor space.



Where appropriate, maximize opportunities for usable private/semi-private outdoor space for residential units to improve livability. This could also include rooftop decks.

6. Retail & active edges

Create active edges—frequent entrances, windows, seating areas, visual interest—along all street interfaces.



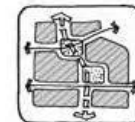
Ensure retail frontages are scaled to the local area and designed to support a vibrant pedestrian environment at grade. Large format retail uses should be wrapped with smaller-scale retail units to avoid blank walls and inactive frontages. Where commercial uses are provided, prioritize its viability with unit depths of a minimum 10.7 m (35 ft) and convenient service spaces.

7. Community amenities

Evaluate opportunities to integrate community-supporting amenities that serve the development and the broader community (e.g., childcare). The majority of community amenities will be "public" and, for childcare and social housing, will be delivered turnkey to the City.

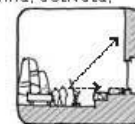
8. Community connections

Integrate walking, cycling, and vehicle connections through the site, where appropriate, linking to community networks and destinations. Building, site design, and landscaping will ensure a high-quality walking environment along site edges and connections through the site.



9. Open space and public places

Organize buildings and uses to clearly define, activate, and complement on-site open space and public gathering places. Site design should maximize usable on-site open space for residents to improve livability. Where possible, orient open space to optimize distant views and sunlight access.

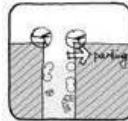


The arrangement of buildings, parking structures, and site circulation should maximize opportunities to retain healthy, mature trees and incorporate them into gathering places.

The design of public space, active links, and site edge treatment will be guided by the site-specific provisions of Sections 6.3 to 6.11 and the *Cambie Corridor Public Realm Plan*.

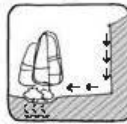
10. New streets and lanes

Street and lane design should provide safe and adequate vehicle access while prioritizing high quality pedestrian space for residents; direct parking access off of lanes as early as possible to maximize opportunities for pedestrian/public realm space.



11. Sustainable systems & green infrastructure

Achieve an exceptional standard of sustainability through site design, architecture, building energy use, energy systems, water use, and rainwater management. Unique Sites will be evaluated for potential connections to neighbourhood energy systems and high-efficiency building design that works towards near-zero greenhouse gas emissions.



12. Solar access

Design and locate buildings to minimize shadow impacts on parks, schools, play spaces, public spaces, on-site open spaces and the surrounding neighbourhood between 10 a.m. and 2 p.m. at the equinoxes and other key periods of use. Ensure adequate spacing between buildings for livability and privacy.



13. Public realm plan

Materials, planting, furnishings, public plazas, and street design should be consistent with the overarching *Cambie Corridor Public Realm Plan* and reinforce the themes and associated neighbourhood character.

6.5 SHAWN OAKS

Location: 5505 Oak Street

Site Size: ~3.2 acres

Intent: Shawn Oaks is a large site with significant opportunity to broaden housing choice and affordability in the neighbourhood, while improving neighbourhood connections and strengthening the pedestrian experience along Oak Street. New development will incorporate the existing character elements of the site, including retention of mature large trees and integration of generous on-site open space.

Policies

Rezoning applications will be evaluated in accordance with the principles set out in Section 6.1 and with consideration of the following:

6.5.1 Housing Variety and Affordability

- i. Allow a range of housing types with an emphasis on low-rise and lower mid-rise apartments, townhouses, and stacked townhouses. A higher mid-rise/low tower of approximately 12 to 16 storeys may be considered near Oak Street and generally at the southeast corner of the site.
- ii. For new housing on-site, the following will apply subject to financial testing and balancing other amenity needs on-site:
 - a. Development of strata housing with 20% of net residential floor area as affordable housing, prioritizing turnkey social housing, or
 - b. Development of 100% secured rental housing with 20% of net residential floor area to be below-market, having rental rates and operating requirements in accordance with the City's *Moderate Income Rental Housing Program*.

Review will be guided by the *Rezoning Policy for Sustainable Large Developments*, Council's housing affordability policies, and other policies that may apply at the time of redevelopment.
- iii. All rental units will be secured through a Housing Agreement for 60 years or the life of the building, whichever is greater.
- iv. Institutional and residential uses, such as seniors care, seniors supportive housing, or other uses that support an aging population will be supported.



6.5.2 Neighbourhood Scale, Identity & Transition

- i. Focus the majority of site density and the highest buildings in low-rise and lower mid-rise apartment buildings along Oak Street, transitioning to townhouses or low-rise apartments at the interface with the single-family area to the west and north. Terraced buildings with a lower overall height may be considered as an alternative to the tower/podium typology.
- ii. Coordinate site and building design with future development to the south to ensure a cohesive building transition, seamless public realm, and functional east-west vehicle/pedestrian connection between Oak Street and Osler Street.
- iii. Explore designs that reflect and consider the existing siting and landscape approach.

6.5.3 Amenities

- i. Integrate a childcare facility in the Louis Brier/Shawn Oaks precinct. Two facilities—one on each site—may be deemed necessary and will be determined at the time of rezoning.

6.5.4 Community Connections

- i. A new publicly accessible north-south pedestrian connection through the site will link 41st Avenue to VanDusen Botanical Gardens via the lane to the north of the site, and design will be coordinated with the Louis Brier site.
- ii. Ensure ground-floor units address all streets, lane frontages, and on-site open spaces to strengthen connections to the community and improve the public realm without encroaching into public open space.

SHAWN OAKS (CONTINUED)

- iii. Improve site access and permeability with a new east-west vehicle and pedestrian connection between Oak Street and Osler Street, located at the southern property line. Encourage car-light design consistent with primary links in the *Cambie Corridor Public Realm Plan*.

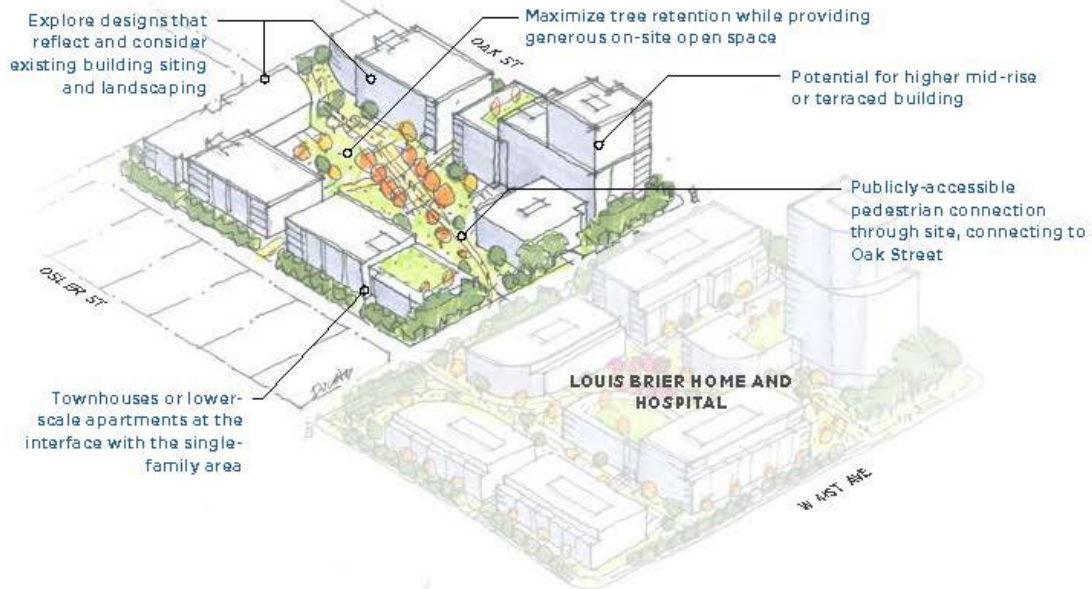
6.5.5 Open Space and Public Places

- i. Maximize tree retention and integrate significant on-site open space in coordination with the north-south pedestrian link. These factors are expected to be key organizing elements for new development.
- ii. Ensure frontage improvements strengthen neighbourhood integration and provide an enhanced pedestrian experience, as generally guided by the *Cambie Corridor Public Realm Plan*. Oak Street improvements will require special consideration to effectively retain existing mature trees when implementing pedestrian facilities.

6.5.6 Sustainability

- i. Evaluate development under the *City's Rezoning Policy for Sustainable Large Developments*.

Conceptual Site Diagram



The site graphics are provided for illustrative purposes only, and intended to provide high level direction on site organization and expected building forms. The location of site components are approximate and may vary with an actual proposal.

Applications will be evaluated through a comprehensive rezoning process with enhanced review and public consultation. Design responses deemed to be equal or better in addressing the planning and urban design principles described in this Plan may also be considered.



6.6 LOUIS BRIER HOME & HOSPITAL

Location: 5650 Osler Street

Site Size: ~4.0 acres

Intent: This site provides an important housing and care option for the Corridor’s aging population. Future development of the site will be coordinated with the overall precinct to broaden housing choice and local amenities, while continuing to support seniors. Site development will improve neighbourhood connections, strengthening the pedestrian experience along Oak Street, and include retention of mature large trees in generous on-site open space.

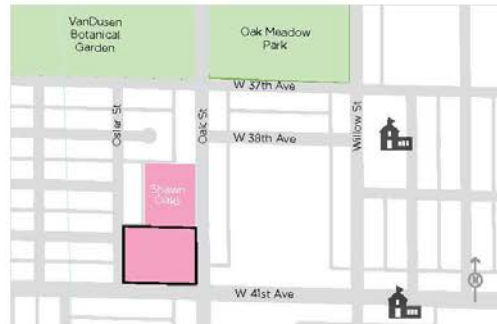
Policies

Rezoning applications will be evaluated in accordance with the principles set out in Section 6.1 and with consideration of the following:

6.6.1 Housing Variety, Affordability and Seniors Care

- i. Replace and/or expand existing seniors residential and care facilities, with flexibility for evolving service delivery models.
- ii. Allow a range of new housing types with an emphasis on low-rise and lower mid-rise apartments. A moderate tower of 16 to 20 storeys may be considered near the intersection of Oak Street and 41st Avenue.
- iii. Where non-seniors related housing is introduced, integrate townhouses and/or stacked townhouses in the base of apartment buildings, where appropriate, and as a transition to adjacent single-family areas.
- iv. For new housing on site, the following will apply subject to financial testing and balancing other amenity needs on site:
 - a. Development of strata housing with 20% of net residential floor area as affordable housing, prioritizing turn-key social housing, or
 - b. Development of 100% secured rental housing with 20% of net residential floor area to be below-market having rental rates and operating requirements in accordance with the City’s *Moderate Income Rental Housing Program*.

Review will be guided by the *Rezoning Policy for Sustainable Large Developments*, Council’s housing affordability policies, and other policies that may apply at the time of redevelopment.
- v. All rental units will be secured through a Housing Agreement for 60 years or the life of the building, whichever is greater.



6.6.2 Retail

- i. Activate the southeast corner of the site with at-grade commercial space. Frontages should wrap building corners and building setbacks should create a strong relationship with surrounding sidewalks and the adjacent outdoor public space.

6.6.3 Neighbourhood Scale, identity & Transition

- i. Focus site density and the highest buildings along Oak Street and towards the intersection with 41st Avenue. Buildings along Oak Street will provide a sawtooth mid-rise streetwall. Transition to townhouses or lower-scale apartments next to single-family areas.
- ii. Coordinate site and building design with future development to the north to ensure a cohesive building transition, seamless public realm, and high-quality east-west vehicle/pedestrian connection between Oak Street and Osler Street.
- iii. If care facilities are replaced on-site, the built form may vary from what is described under 6.6.3(i) to accommodate operational functionality for long-term care. The alternate form should minimize shadow to public spaces, and should maintain a transition in scale down to the single-family areas.

6.6.4 Community Connections

- i. Improve site access and permeability with a new east-west vehicle and pedestrian connection between Oak Street and Osler Street, located at the northern property line. Encourage car-light design consistent with primary links defined in the *Cambie Corridor Public Realm Plan*.
- ii. A new publicly accessible north-south pedestrian connection and public space through the site will serve as a key organizing element for new development. This connection will link the intersection of Oak Street and 41st Avenue to Osler Street, providing a connection to VanDusen Botanical Gardens.

LOUIS BRIER HOME & HOSPITAL (CONTINUED)

6.6.5 Open Space and Public Places

- i. Maximize tree retention and integrate significant on-site open space in coordination with the north-south pedestrian link. These factors are expected to be key drivers of site design.
- ii. Ensure frontage improvements strengthen neighbourhood integration and provide an enhanced pedestrian experience, as generally guided by the *Cambie Corridor Public Realm Plan*. Oak Street improvements will require special consideration to effectively retain existing mature trees when implementing pedestrian facilities.
- iii. Integrate a public plaza of approximately 100 sq. m (1,076 sq. ft) along 41st Avenue near the corner of Oak Street. The plaza should be primarily hard surfaced while integrating valuable trees.

6.6.6 Amenities

- i. Integrate a childcare facility in the Louis Brier/Shawn Oaks precinct. Two facilities—one on each site—may be deemed necessary and will be determined at the time of rezoning.
- ii. Explore opportunities to integrate a community-supporting facility in the Louis Brier/Shawn Oaks precinct (e.g., seniors centre).

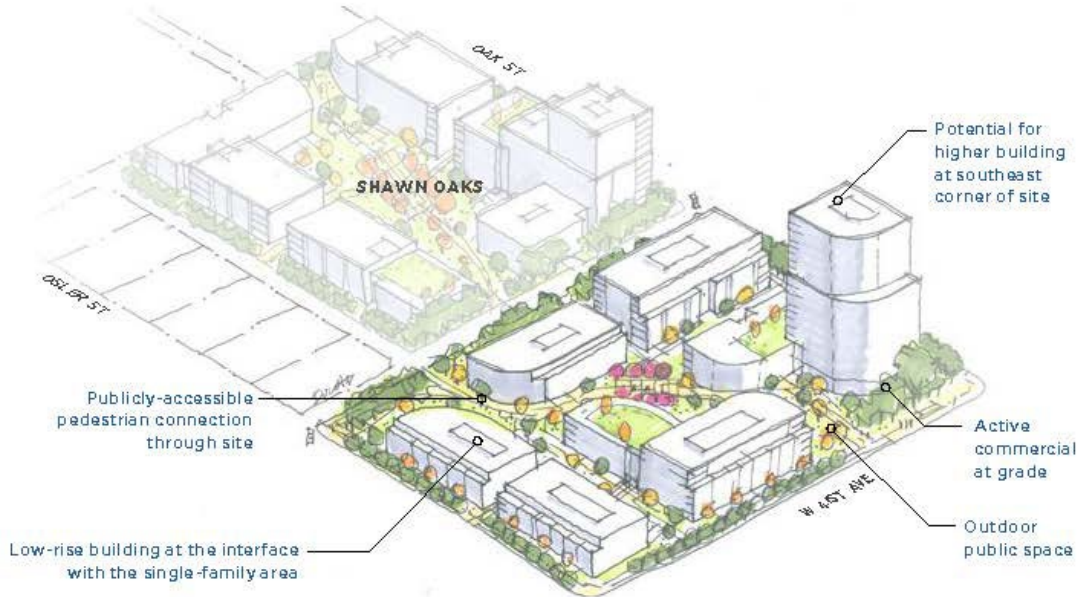
6.6.7 Sustainability

- i. Evaluate development under the *City's Rezoning Policy for Sustainable Large Developments*.

6.6.8 A Coordinated Precinct

- i. Redevelopment of this site may be considered in coordination with other sites in close proximity (within 100 m) to support the Oak Street and 41st Avenue precinct as a vibrant node with a mix of seniors-supportive services, residential uses, and amenities. A "partner site" approach will be considered to support the renewal, replacement, or expansion of the existing seniors care and supportive housing through coordinated phasing and relocation.
- ii. A coordinated development proposal must meet the following, as a minimum:
 - The partner site must have policy allowing redevelopment, and the form of development and permitted uses will be guided by that policy. Single-family zoned lands (RS) are not eligible.
 - New development will replace or exceed the existing seniors care and housing uses, with flexibility to consider evolving service delivery models.
 - Delivery of affordable housing and/or amenity requirements applicable to this site and the partner site may be evaluated collectively or as individual sites.
 - Amenities and affordable housing requirements must be delivered proportional to each phase of development, as a minimum.

Conceptual Site Diagram



The site graphics are provided for illustrative purposes only, and intended to provide high level direction on site organization and expected building forms. The location of site components are approximate and may vary with an actual proposal.

Applications will be evaluated through a comprehensive rezoning process with enhanced review and public consultation. Design responses deemed to be equal or better in addressing the planning and urban design principles described in this Plan may also be considered.

