



**CD-1 Rezoning: 4330 – 4408 Arbutus Street & 2092 Nanton Avenue**

Public Hearing – December 14, 2023

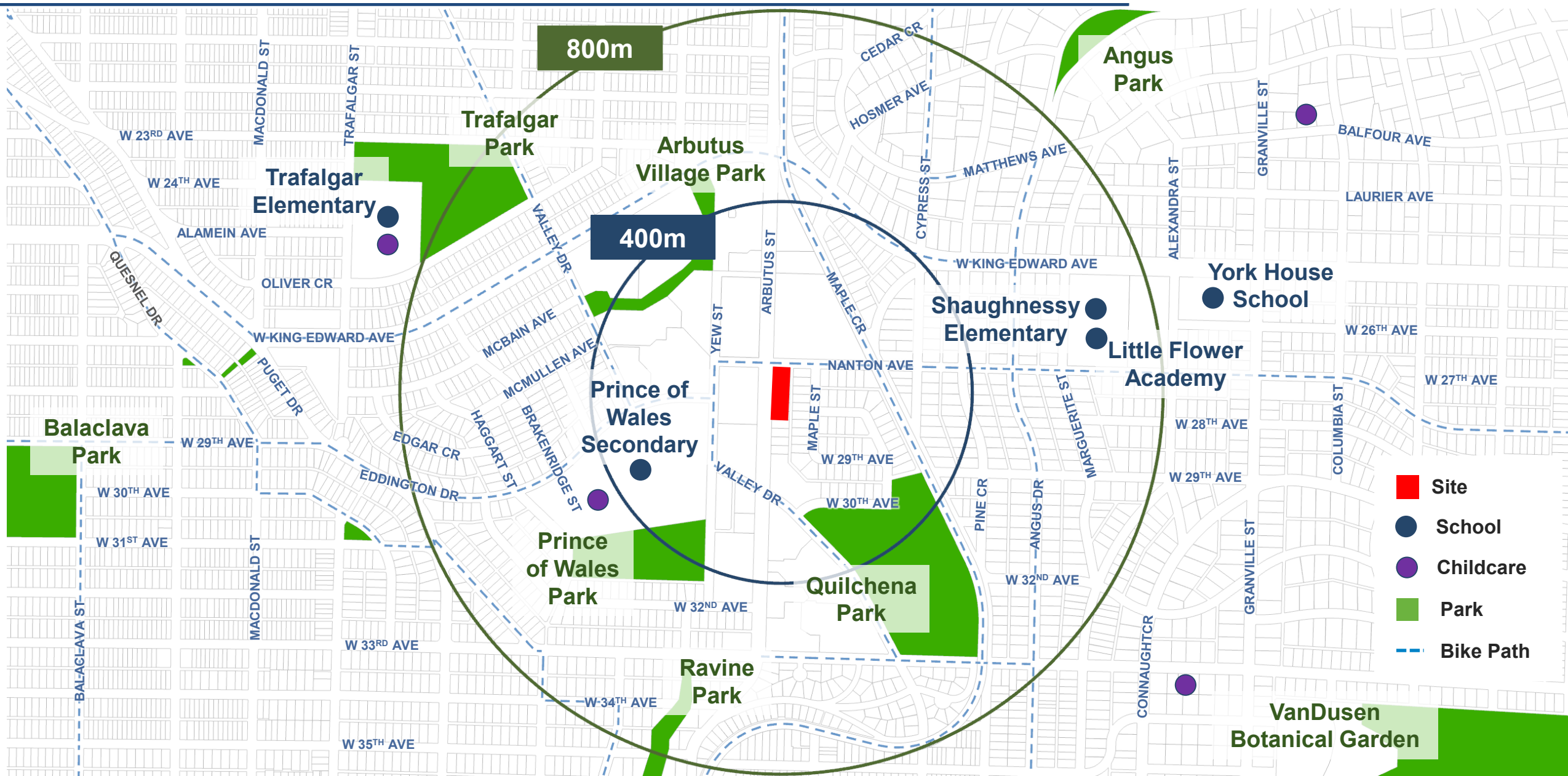


# Existing Site and Context





# Local Amenities and Services



# Proposal

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- Application submitted August 10, 2022
- Community Care Facility – Class B Use
- 162 units
- 15,349 sq. m (165,211 sq. ft.)
- Height of 31.5 m (103 ft.) (rooftop amenity)
- 3.87 FSR
- One level of parking

# Policy Context

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## Policy

Interim Rezoning Policy for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses in Former Community Visions Areas

Approved by Council November 1, 2023

- Allows for rezoning consideration for institutional uses and seniors housing.
- Replaces ARKS Community Vision

### **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.

# Public Consultation

Postcards Mailed  
February 3, 2022

City-hosted  
Virtual Open House  
January 9 to 29, 2023

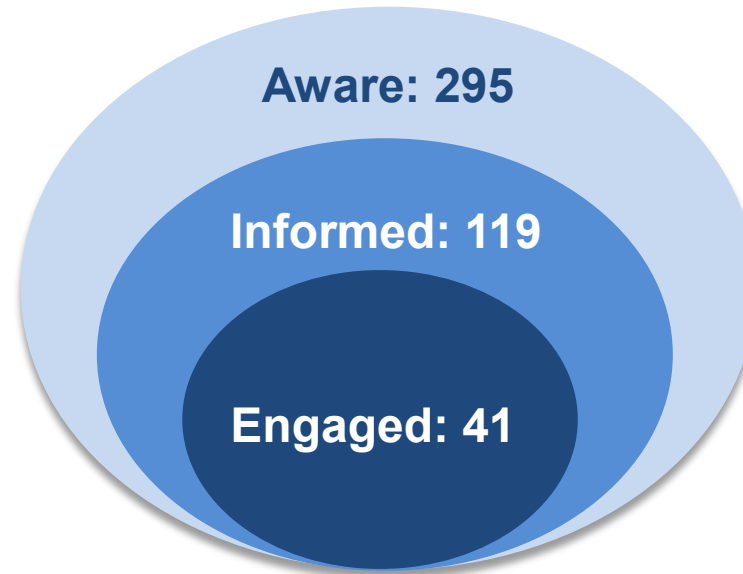
Postcards distributed	1,488
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Questions	7
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Comment forms	42
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Other input	0
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<b>Total</b>	<b>49</b>
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## Comments of support

- Location
- Intended population for use
- Height, density and massing

## Comments of concern

- Affordability
- Building Design



# Public Benefits

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<b>Contribution</b>	<b>Amount</b>
Community Amenity Contribution (CAC) – Fixed Rate	\$407,276
Development Cost Levies (DCLs)	\$4,730,101
Public Art	\$327,126
<b>Total Value</b>	<b>\$5,464,502</b>

# Conclusion

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- Institutional Use enabled through the Interim Rezoning Policy
- Delivery of 162 community care facility units
- Staff support application subject to conditions in Appendix B





## **END OF PRESENTATION**

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