



## REFERRAL REPORT

Report Date: February 27, 2024  
Contact: Nick Danford  
Contact No.: 604.871.6121  
RTS No.: 16246  
VanRIMS No.: 08-2000-20  
Meeting Date: March 12, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street

### **RECOMMENDATION TO REFER**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### **RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by Intracorp Projects Ltd., on behalf of Amica Seniors Dunbar Inc, the registered owner of the lands located at:
- 3329 West 41st Avenue [*PID 004-188-993; The East 48 Feet of Lot 9 Blocks 6 and 7 District Lot 2027 Plan 2070*];
  - 3339 West 41st Avenue [*PID 005-163-196; The East 26 Feet of Lot 8 Blocks 6 and 7 District Lot 2027 Plan 2070; and PID 005-163-200; Lot 9, Except the East 48 Feet, Blocks 6 and 7 District Lot 2027 Plan 2070*];
  - 3355 West 41st Avenue [*PID 014-061-040; Lot 8 Except the East 26 Feet Blocks 6 and 7 District Lot 2027 Plan 2070*];
  - 3369 West 41st Avenue [*PID 014-061-015; Amended Lot 7 (see 178322L) Blocks 6 and 7 District Lots 2027 Plan 2070*];
  - 3389 West 41st Avenue [*PID 013-192-124; Re-Amended Lot 6 (see 184584L) Blocks 6 and 7 District Lot 2027 Plan 2070*];
  - 3403 West 41st Avenue [*PID 014-059-584; Lot 5 Blocks 6 and 7 District Lot 2027 Plan 2070*];
  - 3429 West 41st Avenue [*PID 008-851-549; Lot 4 Blocks 6 and 7 District Lot 2027 Plan 2070*];

- 5649 Blenheim Street [*PID 014-061-058; Lot 10, Except the East 7 Feet Now Road, Blocks 6 and 7 District Lot 2027 Plan 2070*]; and
- 5683 Blenheim Street [*PID 005-634-644; Lot 11 Except the South 17 Feet and the East 7 Feet, Now Highways Blocks 6 and 7 District Lot 2027 Plan 2070*];

to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 2.70 and the maximum building height from 11.5 m (38 ft.) to 26.0 m (85 ft.) and to 30.5 m (100 ft.) for the portion with rooftop amenity, to permit the development of a six-storey, 232-unit Community Care Facility – Class B, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RH Architects, received December 13, 2022, with an addendum received July 28, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

- C. THAT Recommendations A and B be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report evaluates an application to rezone the properties at 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street to a CD-1 (Comprehensive Development) District to permit the development of a Community Care Facility, intended for seniors.

Staff have assessed the application and conclude that it meets the intent of the *Vancouver Plan* and the *Interim Rezoning Policy for Social Housing, Seniors Housing and Institutional, Cultural and Recreational Uses in Former Community Vision Areas*. Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the public hearing, and conditions contained in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Vancouver Plan (2022)
- Interim Rezoning Policy for Social Housing, Seniors Housing and Institutional, Cultural and Recreational Uses in Former Community Vision Areas (2023)
- Community Care Facility – Class B and Group Residence Guidelines (2008, last amended 2019)
- Secured Market Rental Policy (2012, last amended 2023)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Latecomer Policy (2021)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014, amended 2018)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)

## **PROVINCIAL AUTHORITY**

- Provincial Bill 47 – Housing Statutes (Transit Oriented Areas) Amendment Act, adopted November 30, 2023

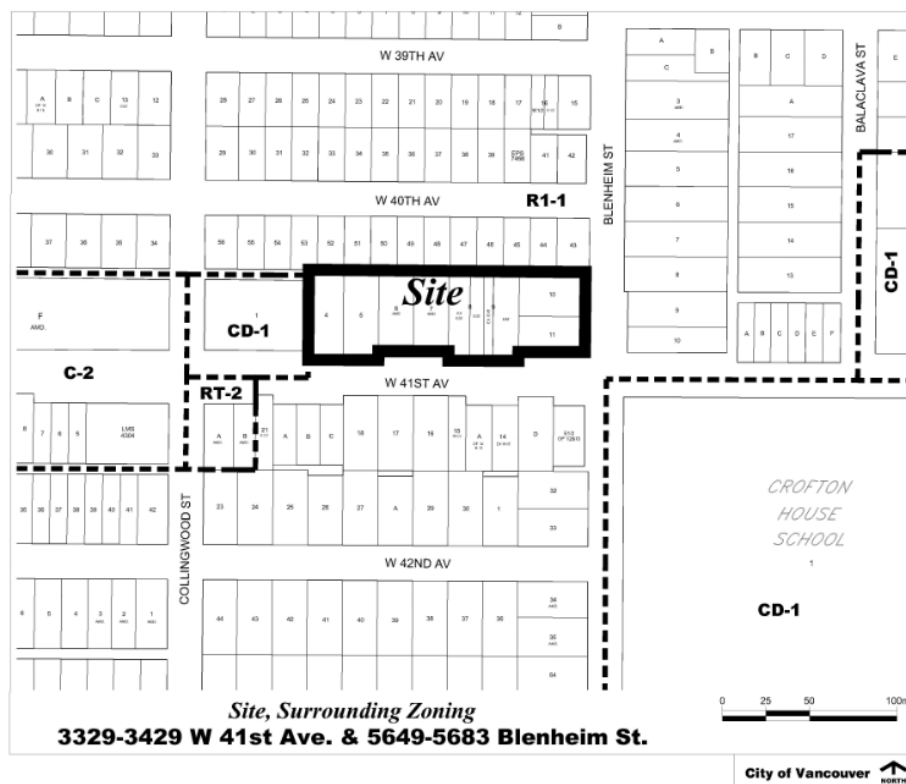
## **REPORT**

### **Background/Context**

#### **1. Site and Context**

The subject site is located at the north-west corner of West 41st Avenue and Blenheim Street in the Dunbar neighborhood (see Figure 1). The site is comprised of ten parcels, currently developed with nine detached houses. The site size is 7,735 sq. m (83,257 sq. ft.), with a frontage of 158.8 m (521 ft.) along West 41st Avenue and a depth of 50.9 m (167 ft.) along Blenheim Street.

**Figure 1: Location Map – Site and Context**



The site is currently regulated by the R1-1 District Schedule, which allows for a maximum density of 0.7 FSR. The properties to the north and south are currently zoned R1-1 and are generally detached houses. The site to the west is zoned CD-1 that allows for a six-storey rental residential building and the site to the east, across Blenheim Street, recently received rezoning approval in principle to allow for a five-storey rental residential building, zoned RR-2B. The site is also in close proximity to Crofton House School and Dunbar shopping area.

Properties along 41st Avenue are eligible for rezoning consideration under the *Secured Market Rental Policy* (SRP) for rental residential developments up to six-storeys, measured height of 16.8 m (55 ft.). Properties to the north on 40th Avenue are eligible under the *SRP* for consideration rental developments up to four-storeys, measured height of approximately 12.4 m (41 ft.).

**Neighbourhood Amenities** – The following amenities are within close proximity:

- *Parks* – Malkin Park (300 m)
- *Cultural/Community Spaces* – Knox United Church (300 m)

Dunbar Village, a local shopping area, is located within 500 m, at the intersection of West 41st Avenue and Dunbar Street. A local bus stop is located at the intersection of 41st Avenue and Blenheim Street and a rapid bus stop is located at 41st Avenue and Carnarvon Street, 450 m from the site.

## 2. Policy Context

**Vancouver Plan** – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Vancouver Plan* serves as a framework with further implementation planning work to follow over the coming years. The site is located within a neighbourhood centre overlapped with a future rapid transit area.

**Provincial Legislation – Housing Statutes (Transit-Oriented Areas) Amendment Act – Bill 47-2023** – In November 2023, the Province passed legislation which establishes minimum heights and densities for developments within Transit Oriented Areas (TOAs). Staff are reviewing the legislation and will report back to Council within the Provincial deadline of June 2024, along with an implementation strategy. The legislation prohibits Council from refusing an application on the basis of the prescribed heights and densities within a designated TOAs, and Council may continue to consider applications and make decisions as it relates to the application before them at a Public Hearing. This rezoning application is in line with the direction for the Dunbar Loop Bus Exchange TOA which envisions a density up to 3.0 FSR and up to eight-storeys in height.

**Interim Rezoning Policy for Social Housing, Seniors Housing and Institutional, Cultural and Recreational Uses in Former Community Vision Areas (IRP)** – The IRP was adopted in November 2023, consolidating rezoning policies for social housing, seniors housing, and institutional, cultural and recreational uses that were previously contained in Community Visions documents.

**Community Care Facility – Class B and Group Residence Guidelines (Guidelines)** – The Zoning and Development By-law defines a “Community Care Facility – Class B” as a use providing residential care to seven or more persons not related by blood or marriage, in an operation that is licenced under the *Community Care and Assisted Living Act* of British Columbia. The *Guidelines* specify locational criteria and general design considerations for community care facilities to ensure that these institutional uses address resident needs, located in neighbourhood centres and higher intensity areas and are sensitively integrated into their surrounding context.

**Secured Rental Policy (“SRP”)** – The *SRP* encourages the construction of new purpose-built rental housing in Vancouver. Updates to the *SRP* were approved by Council in December 2021 to streamline the delivery of new rental housing. These included changes to increase the clarity and certainty of opportunities for rezoning in low-density areas close to public transit, shopping and other daily needs, and to streamline and simplify the rezoning process by utilizing new rental zones with standardized regulations.

The *SRP* outlines the following locational eligibility criteria for sites in low-density areas:

- In an existing R1-1 or RT zone outside of recent community plan areas (excluding certain RT-zoned areas in Kitsilano and Kensington-Cedar Cottage with high proportions of heritage buildings and multiple conversion dwellings); and
- Located within a short distance from a public transit route and a local shopping area; and
- On the first full block on either side of an eligible arterial road.

Sites that meet these criteria and that are part of the typical street grid (including having lane or secondary street access to the rear) and are regular in shape, size and other attributes may be considered for rezoning under the *SRP* to one of the new RR zones. The applicable option or options are further informed by the site's size, orientation and adjacent context.

The *SRP* generally supports up to four-storey mixed-use and five-storey residential apartments on arterials, and up to four-storey townhouses or apartments on sites off arterials. Up to six storeys may be considered for projects on arterials where the residential component includes a minimum 20% permanently secured below-market rental housing or 100% social housing.

## **Strategic Analysis**

### **1. Proposal**

The application proposes a six-storey, privately owned and operated, 232-unit Community Care Facility – Class B, intended for seniors, offering assisted living and long-term care (Figure 2). The proposal includes a floor area of 20,885 sq. m (224,804 sq. ft.), a building height of 26.0 m (85 ft.) and 30.5 m (100 ft.) for the portion with the rooftop amenity, and a FSR of 2.70. Resident drop-off and underground vehicle access are proposed from the lane.

**Figure 2: View Looking Northwest from the Intersection of West 41st Avenue and Blenheim Street**



### **2. Land Use**

This application proposes an institutional, Community Care Facility use, intended for seniors, consistent with the intent of the *Interim Rezoning Policy for Social Housing, Seniors Housing and Institutional, Cultural and Recreational Uses in Former Community Vision Areas* (IRP).

### **3. Form of Development, Height and Density** (refer to drawings in Appendix G and statistics in Appendix I)

In assessing urban design performance, staff take into consideration the expectations of the *IRP*, along with the goals of the *Vancouver Plan*, the *Secured Rental Policy* (SRP) and the Community Care Facility – Class B and Group Residence Guidelines.

### ***Form of Development***

The previous *Dunbar Community Vision*, superseded by the *IRP*, supported low-rise buildings up to four storeys for seniors housing near local shopping and transit and institutional use buildings with no height or locational limitation. The *IRP* continues to allow for these uses, however building height is not restricted. Additionally, the *SRP* enables a six-storey rental residential building at this location. In line with the anticipated building massing on the subject sites, the application proposes a six-storey Community Care Facility – Class B to allow for a broad range of levels of care. The proposed scale of the building has been assessed to provide an appropriate fit with existing and future developments along the arterial corridor and respect neighbouring adjacencies.

The proposal includes step backs on the fifth and the sixth floor, which assists in moderating the scale of the building and improves its transition to the surrounding context. The proposed building is also broken up into a series of smaller forms to mitigate the apparent length of the façade, and to relate to the finer-grained pattern of the neighbourhood. Overall, the building form, façade composition, and preliminary materials are appropriate, contribute positively to the streetscape, and do not cause unduly negative impacts to the neighbouring properties. Staff have included conditions for refinements to the overall design to further improve the neighbourhood fit.

### ***Height***

The application proposed a building height of 28 m (92 ft.). To mitigate the impact to the neighbouring properties to the north, the building height will be reduced to 26 m (85 ft.), which is reflected in the proposed CD-1 Bylaw provisions in Appendix A. This building height is appropriate for a six-storey institutional building to accommodate the required mechanical and air handling equipment in the ceiling spaces to maintain a healthy and clean environment. Staff have provided conditions in Appendix B to further explore reduction of overall height.

### ***Density***

The proposed density of 2.70 FSR is commensurate with the use, site and building form. A portion of the FSR contributes to the common amenities for seniors, including dining, meeting, fitness, and theater rooms.

### ***Public realm***

The provision of a front yard on West 41st Avenue allows landscape planting to animate the street and mitigate traffic noise. Ground-oriented units are provided at the western portion of the building along West 41st Avenue which include individual front entrances and patios facing the street to improve pedestrian interest and to further enhance the residential character.

### ***Shading***

The building massing is located toward the south of the site, which minimizes shadow impact to the neighbouring buildings. The setbacks above the fourth level further assist in reducing shadowing on the low-density neighbourhood to the rear of the site.

### ***Amenity Space***

The development offers common indoor and outdoor amenity space for the residents on the various floors. Rooftop outdoor amenity space is also provided.

### ***Urban Design Panel***

The Urban Design Panel reviewed and supported this application on May 24, 2023 (see Appendix D), with recommendations to reduce the overall height and improve grades and slope treatment at the perimeter of the site. Staff have included conditions addressing the commentary of the Urban Design Panel.

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions. Staff conclude that the proposal is appropriate for the emerging context. Staff support the application subject to formal modifications outlined herein and provided in the Urban Design conditions detailed in Appendix B.

## **4. Tenants**

The rezoning site contains existing rental residential uses, including 11 units of secondary rental housing.

One out of the eight existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's *TRPP*, which is summarised in Appendix E of this report.

All residential tenancies are protected under the provincial Residential Tenancy Act.

## **5. Parking and Transportation**

The application proposes 86 vehicle parking spaces and nine bicycle spaces accessed from the rear lane. Conditions included in Appendix B require the proposal to meet the requirements of the Parking By-law.

Conditions of approval for this rezoning application include 17-foot wide road dedication along West 41st Avenue adjacent to the site to achieve the City's walking and cycling objectives, and road dedication for a new 20-foot wide lane north of the site.

Other rezoning conditions of approval include new painted lane markings at Blenheim Street and West 41st Avenue, new lane crossing on Blenheim Street, new speed humps in the lane, accessible pedestrian signals, and upgrades to intersection lighting. Street improvements to the site's frontages along West 41st Avenue and Blenheim Street have also been conditioned, as well as the provision of bus stop amenities adjacent to the site. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

## **6. Environmental Sustainability and Natural Assets**

***Green Buildings*** – The Green Buildings Policy for Rezoning requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling strategies to meet anticipated energy and emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

***Natural Assets*** – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law aims to maintain a



healthy urban forest by requiring permission be sought to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

The site contains 50 trees on-site, 11 City trees and 24 off-site trees adjacent the site. All on-site trees and 6 City trees are proposed to be removed due to conflict with the building footprint, north lane development and future public realm design. Five City trees are proposed to be retained. Shared trees with the neighbouring property will need neighbour consent before removal. The proposal anticipates substantial replacement trees on three sides of the site, with 71 new trees on-site and 18 new City trees. The final number of new trees will be determined through the development permit process. See Appendix B for landscape conditions.

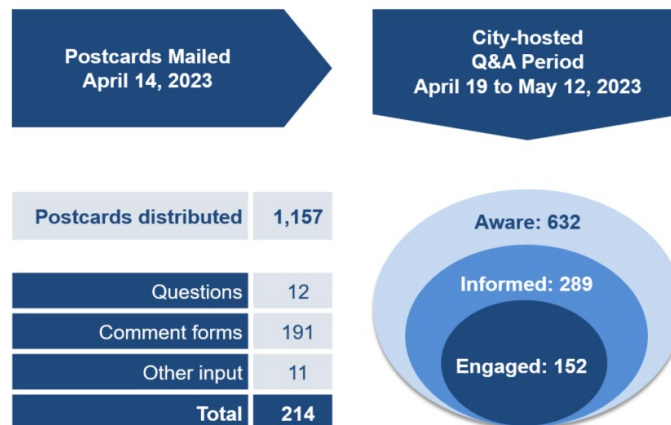
## 7. Public Input

**Public Notification** – A rezoning information sign was installed on the site on March 30, 2023. Approximately 1,157 notification postcards were distributed within the neighbouring area on or about April 14, 2023. Application information and an online comment form was provided on the Shape Your City ([shapeyourcity.ca/](http://shapeyourcity.ca/)) platform. 632 visitors signed on to the webpage to review the application.

**Question and Answer Period** – A question and answer period/virtual open house was held from April 19 to May 12, 2023. Questions were submitted by the public and posted with a response over a month-long period. A digital model was made available for online viewing.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

**Figure 3: Overview of Notification and Engagement**



**Public Response and Comments** – Public input is collected via online questions, comment forms, through email, and by phone. A total of 214 submissions were received. Staff met with neighbours nearby the site, at their request, in order to understand feedback and concerns of the proposed application.

Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Care units for seniors:** The proposed development would create more care units in the neighbourhood to support an aging demographic. Seniors will have an easier transition in leaving their existing homes with these residency options that maintain existing lifestyles to “age in place”. The single-family homes can be opened up for new families to move into.
- **Location:** The development is in an underutilized location considering the local shops and amenities. Seniors residing here will have access to grocery stores and transit within walking distance. The increased number of residents will support local business.

Generally, comments of concern fell within the following areas:

- **Height, building form and massing:** The height of the proposal would be too tall for the neighbourhood and conflicts with the Dunbar Community Vision. Consider using varied heights or splitting the development into multiple buildings to allow for more sunlight, views, and green space area.
- **Traffic:** Traffic congestion would increase. Pedestrian safety would be reduced.
- **Sunlight and views:** The proposed development would shadow neighbouring areas and block off sunlight for residents. Reduced sunlight will harm residents’ health. Additionally, views and privacy will be reduced.
- **Green spaces:** The loss of green spaces from this development is concerning. Mature trees are invaluable to neighbourhood and their removal will negatively impact biodiversity by removing wildlife habitat.
- **Affordability of care units:** Senior housing in this development is not affordable and only catered to the most affluent. There needs to be accommodation for seniors with low or moderate incomes.
- **Parking:** Parking is not sufficient for the increased density from this proposed development. There are not enough parking spaces to accommodate the new residents.
- **Building design:** The building design is unattractive and looks like a solid block. Consider using more variety of material or tiering.

## Staff Response

**Height, building form and massing** – Following the public comments concerning the overall height of the building, staff worked with the applicant to explore minimizing the floor-to-floor height for the building. The Urban Design Panel was also consulted in this regard. Considering the institutional use and the need for clearances for mechanical equipment, the applicant took steps to reduce the floor-to-floor height. Staff have provided conditions to further explore reduction of overall height.

**Traffic** – Engineering staff have reviewed the proposed development for transportation safety issues and included rezoning conditions to deliver improvements to address safety for all road users. This includes street improvements and intersection painted lane markings, a 5.2 m (17 ft.) dedication along the West 41st Avenue frontage, upgraded intersection lighting, and a new concrete lane crossing on Blenheim Street at the new lane entry adjacent to site.

A transportation study was submitted as part of the rezoning application. Results of the study identified that the proposed new development would not generate a significant amount of new traffic and there would be no meaningful impact on existing roadway traffic and safety conditions.

## **8. Public Benefits**

**Community Amenity Contributions** – The application is subject to a CAC target applicable to the six-storey institutional building. The applicant has offered a cash CAC of \$544,716 based on the 15,470 sq. m (166,518 sq. ft.) increase in allowable floor area and the institutional target rate applicable to this application. The cash CAC from this rezoning application will be allocated to support delivery of public benefits in and around the Dunbar area. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

**Development Cost Levies** – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2023 and the proposed 20,885 sq. m (224,804 sq. ft.) of institutional floor area subject to commercial rates, DCLs are estimated to be \$6,436,130.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

**Public Art Program** – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff before by-law enactment.

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current (2016) rate, the public art budget is estimated to be \$445,112. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

A summary of the public benefits associated with this application is included in Appendix H.

## **FINANCIAL IMPLICATIONS**

As noted in the Public Benefits section, this project is expected to provide a cash CAC, a DCL contribution and a public art contribution. See Appendix G for additional details.

## **CONCLUSION**

Staff review of the application has concluded that the proposed land use, form of development, height and density are consistent with the intent of the *Vancouver Plan and Interim Rezoning Policy for Social Housing, Seniors Housing and Institutional, Cultural and Recreational Uses in Former Community Vision Areas*. The proposal would supply 232 community care units, which the applicant intends for use by seniors.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix G.

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**3329-3429 West 41st Avenue and 5649-5683 Blenheim Street  
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

**Zoning District Plan Amendment**

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

*[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]*

**Designation of CD-1 District**

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (\_\_\_).

**Uses**

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Institutional Uses, limited to Community Care Facility - Class B; and
  - (b) Accessory Uses customarily ancillary to the above use.

**Floor Area and Density**

- 4.1 Computation of floor area must assume that the site area is 7,735 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 4.2 The maximum floor space ratio for all uses combined is 2.70, except that the floor space ratio of all floors at or above finished grade shall not exceed 2.66.
- 4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
  - (i) the total area of these exclusions must not exceed 12% of the floor area, and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact of privacy and outlook;
- (c) floors or portions thereof that are used for:
  - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
  - (ii) bicycle storage, and
  - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

## **Building Height**

- 5.1 Building height must not exceed 26.0 m.
- 5.2 Despite section 5.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 30.5 m.

## **Horizontal Angle of Daylight**

- 6.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 6.2 For the purposes of section 6.1 above, habitable room means any room except a bathroom or a kitchen.
- 6.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

- 6.4 The plane or planes referred to in section 6.3 above must be measured horizontally from the centre of the bottom of each window.
- 6.5 An obstruction referred to in section 6.3 above means:
- (a) any part of the same building excluding permitted projections; or
  - (b) the largest building permitted on any adjoining site.
- 6.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
  - (b) the minimum distance of unobstructed view is at least 3.7 m.

\* \* \* \* \*

**3329-3429 West 41st Avenue and 5649-5683 Blenheim Street  
CONDITIONS OF APPROVAL**

*Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.*

**PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

*Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by RH Architecture, received December 13, 2022, with amended drawings submitted July 28, 2023 and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.*

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

**Urban Design**

- 1.1 Design development to reduce the overall building height and massing to support transition to the residential neighborhood;

Note to Applicant: This may be accomplished by the following strategies, or other measures to the satisfaction of Director of Planning. Commentary of the Urban Design Panel should be considered.

- (a) Reduce floor to floor heights by minimizing the mechanical equipment void space on each floor.
  - (b) Explore lowering of the building into the ground while avoiding sunken patio conditions along residential portions of the frontage.
- 1.2 Design development to provide improvements to the public realm interface along West 41st Avenue, as follows:
- (a) Provision of seating and resting areas along the entry ramp.
  - (b) Reduce the extent of the parkade, where possible, to allow for green infrastructure strategies, soil retention and increased planting space;
- 1.3. Design development to ensure high quality materials and level of detailing.

Note to Applicant: While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing. This is to ensure visual



interest, and maintenance and enhancement of the neighbourhood character through architectural quality, durability and longevity.

- 1.4 Design development to maintain the proposed green roof as outlined in the Roof-Mounted Energy Technology and Green Roofs administrative bulletin.

Note to Applicant: Architectural and landscape plans should identify the type of green roof proposed including the percentage.

- 1.5 Provision of built features intended to create a bird friendly design;

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable and provide a design rationale for the features noted. For more information, see the guidelines at <https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf>.

### **Crime Prevention CPTED**

- 1.6 Provisions for Crime Prevention Through Environmental Design (CPTED) including:  
(a) particular regard for mischief in alcoves and vandalism such as graffiti; and  
(b) encouraging natural visual surveillance.

Note to Applicant: Below grade exterior spaces such as patios, exit stairs, light wells, and other similar conditions, should be considered with regard to security, access, path lighting and location of windows that encourage natural visual surveillance.

- 1.7 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:  
(a) overhead lighting and step lights at exit stairs and doors;  
(b) 24 hour lights and walls painted white; and  
(c) visibility at doors, lobbies, stairs and other access route

### **Landscape Design**

- 1.8 Design development to ensure a documented resolution in regards to treatment of and impacts to private trees to the north of the proposed laneway;

Note to Applicant: The applicant is to resolve any outstanding conflicts between development of the new laneway and private neighbours' trees. Either confirm a design that is compatible with safe retention of neighbours' trees or provide required signed consent letters from neighbours to support removal of impacted trees.

- 1.9 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.;

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and to facilitate watering on private patio and amenity decks.

- 1.10 Design consideration to further enhance the rooftop patio by creating sheltered areas of varying size suitable for peaceful recreation and social interaction, with suitable furnishing and incorporation of additional softscaping.

Note to Applicant: Explore creating spaces of varying size and character. Create sheltered intimate corners buffered with trees and perennial planting suitable for family visits and, in contrast, a larger flexible open space allowing for a large social gathering or group activities. Incorporate deciduous tree canopies to provide shade from summer heat and shelter from wind in fall and spring, while minimizing shadowing in winter. Consider incorporating an overhead trellis with climbing vines and/or a water feature for the sound of trickling water.

### **Sustainability**

- 1.11 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended July 25, 2023) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>.

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezonings – Process and Requirements.

### **Social Policy**

- 1.12 Provision to include passenger drop-off area located near main entrance off lane. The covered entry area should be large enough to accommodate emergency vehicles, HandyDart and leisure buses.
- 1.13 Provision for the entrance on 41st Avenue, although not intended to be drop off and pick-up entrance, to be recognizable and accessible to visitors approaching from 41st Avenue (vehicle passengers, pedestrians etc.) Once inside visitors should be able to easily navigate to a highly visible greeting/reception area.
- 1.14 Provision of adequate, accessible storage area for scooters at parking level with ample space to accommodate a 1.5m turning radius.
- 1.15 Provision of outside seating near building entrances with overhead weather protection.
- 1.16 Provision of accessible seating and clearly marked washrooms in foyer/reception area.
- 1.17 Provision to ensure incorporation of wayfinding design components in common corridors (e.g. differentiation in appearance). Corridors and common areas should meet or exceed accessibility standards with incorporation of suitable flooring and lighting, noise mitigation, handrails, signage to locate toilets, and adequate corridor width to allow residents and visitors in wheelchairs or using walkers to pass each other unimpeded.
- 1.18 Provision in each household of a shared, resident-accessed kitchen, dining area, and living room, plus secure outdoor space appropriate in scale for smaller populations. Each household should have their own secure outdoor space.
- 1.19 Provision to ensure main outdoor paths at grade or on roof top are designed to be wide enough for two users either walking or in wheelchairs to pass easily. Consider

incorporating a looped path system in secure courtyard area(s) to support wandering and requirements for physical activity. Provide level walking surface with minimal glare, slip resistant treatment with seating along the way. Edge paving will support way finding and assist residents in staying on the hard surface. Handrails should be incorporated for those who are unsteady on their feet. Residents will have a habit of using handrails or walkers indoors and a continuation of that design element and physical support will allow them to be more confident going outdoors.

- 1.20 Provision of a variety of fully accessible outdoor spaces to support range of activities including hosting visitors.
- 1.21 Provision for consideration of a 'family room' space: a private area for family visiting from a remote location due to a residents' illness or passing. This space should include furnishings that adjust for overnight stays including a television and internet access.
- 1.22 Provision of an operating plan, which must include, but may not be limited to information on details such as the following:
  - (a) Anticipated resident profile for each type of unit (assisted living and long-term care)
  - (b) Confirmation of tenure of the units
  - (c) Staff: resident ratio for each care level in the building
  - (d) Meals service
  - (e) How common spaces will be used and programmed
  - (f) Others services provided on site
  - (g) On-site emergency response and evacuation plan for non-ambulatory residents (24/7)

Note to Applicant: The operating plan is required at the Development Permit and Building Permit stages of the permitting process.

- 1.23 Provision to meet the Community Care Facility – Class B & Group Residence Guidelines. Note to Applicant: Additional information and refinement may be required with respect to the design attributes of the facility to incorporate evidence-based design interventions that support social abilities, functionality, and well-being of older adults in long-term care settings.

## **Engineering**

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 1.24 All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the Heritage Conservation Act (HCA). Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The HCA does not distinguish between those archaeological sites which are "intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are "disturbed" (i.e., those sites which have been subject to alteration, permitted or

otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests). It is the developer's responsibility to exercise due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the HCA.

- 1.25 Provision of a Construction Management Plan submitted directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>), on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

<https://vancouver.ca/streets-transportation/traffic-management-for-construction-and-special-events.aspx>

- 1.26 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at [shoringreview@vancouver.ca](mailto:shoringreview@vancouver.ca) for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.27 The owner or representative is to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca) to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.28 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.29 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.30 Submission to Engineering of an updated landscape plan reflecting all of the public realm changes, including demonstration of:
  - (a) display of the following note(s):
    - i. "This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
    - ii. "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".
    - iii. "Green Infrastructure infiltration trench to be coordinated, designed, and implemented to the satisfaction of the City Engineer."
  - (b) existing locations of:
    - i. street furniture; and
    - ii. poles and guy wires.
  - (c) deletion of:
    - i. the proposed street trees at the existing bus stop on West 41st Avenue;
    - ii. all existing fences, walls, stairs and other structures from existing City right of way and future property dedication areas; and
    - iii. all proposed back boulevard trees that are not located on private property.
  - (d) a minimum 1'- 0" setback from the property line for all first risers of proposed steps; and

- (e) drawn, labeled and dimensioned Green Infrastructure infiltration trench and porous pavement with appropriate callouts.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all of the off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City construction and design manuals.

1.31 Design development to improve access and design of bicycle parking by:

- (a) provision of automatic door openers for all doors providing access to Class A bicycle storage; and
- (b) provision of minimum 0.6 m (2 ft.) x 1.8 m (6 ft.) dimensions for each Class A bicycle locker.

Note to Applicant: Architectural plan A2.1 shows half of a Class A bicycle locker.

1.32 Design development to improve the parkade layout and access design in compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:

- (a) minimum 2.3 m (7.2 ft.) vertical clearance for access to underground parking; and

Note to applicant: Vertical clearance to the underside of the security gate shown on architectural plan A5.1 appears to be approximately 1.7 m (5.5 ft.).

- (b) parking curbs at the head of each vehicle parking space facing another space or pedestrian circulation route.

1.33 Provision of the following information as part of the architectural drawing submission at the Development Permit stage to facilitate a complete Transportation review:

- (a) Submission of section drawings showing elevations and minimum vertical clearances for parking levels, ramps to the underside of raised security gates.

1.34 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The development will be required to demonstrate compliance with these requirements at the building permit application stage. See [Vancouver.ca/rainwater](https://vancouver.ca/rainwater) for more information.

- 1.35 The Developer is to contact the City at [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca) if flowing artesian conditions are encountered and controlled, or 3-1-1 if there is uncontrolled groundwater flow and/or flooding.

Note to Applicant: This site is located within the Province of BC's Flowing Artesian Conditions Well Drilling Advisory area. A qualified contractor should be retained and take the necessary precautions associated with the potential flowing artesian conditions at this location. Please be advised that the designated floodplain was updated on February 23, 2023 and now includes the Still Creek floodplain. For additional information see [https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/flowing\\_artesian\\_advisory\\_-\\_vancouver\\_bc\\_final.pdf](https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/flowing_artesian_advisory_-_vancouver_bc_final.pdf).

- 1.36 Submission of measured hydrogeological monthly construction-related discharge to sewer reports prior to Building Permit issuance.

Note to Applicant: The monitoring must include daily average flow rates, and be submitted monthly to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca). A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca).

- 1.37 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details the following:

- (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.38 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions and third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submit a Key Plan to the City for review as part of the building permit application. Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.39 Show all City supplied building grades on the architectural and landscape plans, and when providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### **Engineering**

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lot 4; Lot 5; Re-Amended Lot 6 (See 184584L); Amended Lot 7 (See 178322L); Lot 8, Except the East 26 Feet; The East 26 Feet of Lot 8; Lot 9, Except the East 48 Feet; The East 48 Feet of Lot 9; Lot 10, Except the East 7 Feet, Now Road; and Lot 11, Except the South 17 Feet and the East 7 feet, Now Highways; All of Blocks 6 and 7, District Lot 2027, Plan 2070 to create a single parcel, and the subdivision of that site to result in the dedication of the North 20' of the site for lane purposes and the South 17 feet of Lot 4, Lot 5, Lot 8 except the East 26 feet, The East 26 feet of Lot 8, Lot 9 except the East 48 feet, and The East 48 feet of Lot 9 for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

Note to Applicant: The applicant is to resolve any outstanding conflicts between development of the new laneway and private neighbours' trees to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreements 287900M, 13022M and 130150M (commercial crossings) prior to Occupancy Permit issuance.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an Occupancy Permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.



- 2.3 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.5 (a) and 2.5 (b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- (a) Provision of adequate water service to meet the fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated November 28, 2022, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm along Blenheim St. The maximum water service connection size is 300 mm.

Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building By-law, the principle entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned by-law will be required. City forces will design, locate and deliver the hydrant. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project and in order to maintain acceptable sewer flow conditions, implementation of development(s) at 3429 West 41st Avenue requires:

- i. The development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in West 41st Avenue.

- (c) Street improvements along West 41st Avenue adjacent to the site and appropriate transitions including:

- i. 1.83 m (6.0 ft.) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;

- ii. 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk;
  - iii. removal of the existing unused driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards; and
  - iv. curb ramps.
- (d) Street improvements along Blenheim Street adjacent to the site and appropriate transitions including:
- i. 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk;
  - ii. removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards; and
  - iii. curb ramps.

Note to Applicant: City of Vancouver to provide comment during detailed design on any curb bulge modifications or removals that may be required on Blenheim Street. All elements of the modifications must be constructed to meet City Standards, including, but not limited to, relocation of existing catch basins or installation of new catch basins.

- (e) Provision of improvements at the intersection of Collingwood Street and West 41st Avenue including:
- i. Installation of an accessible pedestrian signal (APS) at the existing traffic signal.
  - ii. Entire intersection street lighting upgrade to current City standards and IESNA recommendations.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (f) Provision of improvements at the intersection of Blenheim Street and West 41st Avenue including:
- i. Installation of an accessible pedestrian signal (APS) at the existing traffic signal.
  - ii. Entire intersection street lighting upgrade to current City standards and IESNA recommendations.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (g) Provision of improvements at the intersection of Blenheim Street and West 41st Avenue, including painted lane markings.

Note to applicant: The City to provide a geometric design.

- (h) Provision of new lane to be constructed to City “Higher-Zoned Streets/Lanes” specifications, complete with center-valley drainage and a new catch basin at the western extent.
- (i) Provision of the following Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services:
  - i. Reconstruct the laneway behind the development site using porous pavement structure to capture and retain 48mm of rainfall.

Note to Applicant: Porous pavement structure will be applied from edge to edge for the entire length of the laneway fronting the property. The downstream central-valley catch basin at the western end of the laneway will remove excess runoff to the drainage system.

- ii. Install a subsurface infiltration trench at the western extent of lane, beneath the pavement structure, to treat and retain 90% of average annual rainfall from the laneway, to the greatest extent practical.

Note to Applicant: These improvements generally include a subsurface storage area filled with drain rock connected to the new laneway central-valley catch basin. For consultant’s reference, refer to attached PDF for City Draft Porous Pavement Memo for design details and specification.



ENG - SDE -  
Development Off-Sit

The industry standards are provided below for reference purpose only:

- Permeable pavements with interlocking concrete pavements – Design specifications by ICPI.
- Permeable pavements with porous asphalt – NAPA: Design, Construction and Maintenance design guide for Porous asphalt; FHWA: Tech Brief for Porous asphalt.

Refer to the [Standard Green Infrastructure Details \(PDF\)](#) and [Green Rainwater Infrastructure Design and Construction \(DWG\)](#) for additional information. For further information, contact Green Infrastructure Implementation Branch, [ESRGGIDL@vancouver.ca](mailto:ESRGGIDL@vancouver.ca).

- (j) Provision of speed humps in the lane north of West 41st Avenue between Collingwood Street and Blenheim Street.
- (k) Provision of a new standard concrete lane crossing, new curb returns and curb ramps on both sides of the crossing at the new lane entry on Blenheim Street adjacent to the site.

Note to Applicant: Relocation of the existing power pole may be required.

- (l) Provision of Bus Stop amenities adjacent to the site including all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.).

Note to applicant: All removal, relocation or installation of street furniture shall be by the City's street furniture contractor and arranged with the City's Street Furniture Coordinator.

- (m) Provision of a \$30,000 cash security deposit retained prior to demolition of the existing building, for protection, relocation and/or delivery of bus stop amenities.
- (n) Provision of a concrete bus slab on West 41st Avenue to the latest City standards.
- (o) Provision of standard City of Vancouver surface treatments for all sidewalks and hardscape boulevards on City of Vancouver dedicated property and SRW.

Note to Applicant: All proposed streetscape materials within the development site on City property to be City standard materials. Any deviations from the standard streetscape materials for the proposed works on City property must be justified in a report and approved by the City Streets Director prior to Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

- (p) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility.

- (q) Provision of engineered soil under new sidewalks for better growing conditions of the street trees.
- (r) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (s) Provision of new or replacement duct bank that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- (t) Provision of installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.4 Provision of \$30,000 cash contribution for sewer catchment flow monitoring.
- 2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:
  - (a) Installation of an accessible pedestrian signal (APS) and entire intersection street lighting upgrade per condition 2.3(e).
  - (b) Installation of an accessible pedestrian signal (APS) and entire intersection street lighting upgrade per condition 2.3(f).

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- 2.6 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground and BC Hydro service to the site to be primary.
- 2.7 Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

## **Housing**

- 2.8 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
  - (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.

- (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

### **Community Amenity Contribution – Cash Payment**

- 2.9 Pay to the City the cash Community Amenity Contribution of \$544,716, which the applicant has offered to the City and which is to be allocated to support public benefits in and around the Dunbar area. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

### **Public Art**

- 2.10 Enter into an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please contact Eric Fredericksen, Head of Public Art (604-871-6002), to discuss your application.

### **Environmental Contamination**

2.11 If applicable:

- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection).
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

### **Agreements**

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

\* \* \* \* \*

**3329-3429 West 41st Avenue and 5649-5683 Blenheim Street  
DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208**

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) *The East 48 Feet of Lot 9 Blocks 6 and 7 District Lot 2027 Plan 2070; PID: 004-188-993;*
- (b) *The East 26 Feet of Lot 8 Blocks 6 and 7 District Lot 2027 Plan 2070; PID: 005-163-196;*
- (c) *Lot 9, Except the East 48 Feet, Blocks 6 and 7 District Lot 2027 Plan 2070; PID: 005-163-200*
- (d) *Lot 8 Except the East 26 Feet Blocks 6 and 7 District Lot 2027 Plan 2070; PID: 014-061-040;*
- (e) *Amended Lot 7 (see 178322L) Blocks 6 and 7 District Lot 2027 Plan 2070; PID: 014-061-015;*
- (f) *Re-Amended Lot 6 (see 184584L) Blocks 6 and 7 District Lot 2027 Plan 2070; PID: 013-192-124;*
- (g) *Lot 5 Blocks 6 and 7 District Lot 2027 Plan 2070; PID: 014-059-584;*
- (h) *Lot 4 Blocks 6 and 7 District Lot 2027 Plan 2070; PID: 008-851-549;*
- (i) *Lot 10 Except the East 7 Feet Now Road, Blocks 6 and 7 District Lot 2027 Plan 2070; PID: 014-061-058; and*
- (j) *Lot 11 Except the South 17 Feet and the East 7 Feet, Now Highways Blocks 6 and 7 District Lot 2027 Plan 2070; PID: 005-634-644.*

\* \* \* \* \*



**3329-3429 West 41st Avenue and 5649-5683 Blenheim Street  
URBAN DESIGN PANEL**

The Urban Design Panel (UDP) reviewed the original rezoning application package on May 24, 2023. This proposal was a six-storey Community Care Facility – Class B. A summary of the decision is provided below. The full meeting minutes can be found [online](#):

**EVALUATION: Support with Recommendations (8/0)**

**Planner's Introduction:**

Nicholas Danford, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the Dunbar Community Vision. Nicholas concluded the presentation with a description of the site and a summary of the rezoning proposal.

Mehdi Einifar, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Mehdi then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

***ADVICE FROM THE PANEL ON THIS APPLICATION IS SOUGHT ON THE FOLLOWING:***

1. Comments on the impact of the height & massing of a 6 storey building (95 feet) with long frontage in relation to adjacent buildings and transition to the residential context.
2. Comments on the public realm along 41st Avenue and the lane, in particular the grades and slope treatment.
3. Comments on architectural expression to inform future development permit application.

***APPLICANT'S INTRODUCTORY COMMENTS:***

The applicant Bryce Rositch, Architect noted the objectives and gave a general overview of the project. Kevin Welsh, Sustainability Advisor concluded the presentation with an overview of the sustainability strategy.

The planning team then took questions from the panel.

**PANEL'S CONSENSUS ON KEY ASPECTS NEEDING IMPROVEMENT:**

Having reviewed the project, it was moved by **STEFAN AEPLI** and seconded by **JON STOVELL** and was the decision of the Urban Design Panel:

THAT the Panel Recommend Support with recommendations with the following recommendations:

1. To review the mechanical systems and the floor to floor heights with a view of reducing the overall building height.
2. To create a more clearly defined hierarchy at the main entrance on W 41st Ave.
3. To review the roof lines in an effort to reduce the overall bulk and length of building.
4. To review the public realm by providing a more intuitive wayfinding at the pedestrian level.

**Applicant's Response:** The applicant team thanked the panel for their comments.

\* \* \* \* \*

**3329-3429 West 41st Avenue and 5649-5683 Blenheim Street  
SUMMARY OF TENANT RELOCATION PLAN TERMS**

<b>Tenant Relocation and Protection Requirements</b>	<b>Tenant Relocation Plan Offer</b>
Financial Compensation	<ul style="list-style-type: none"> <li>• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:               <ul style="list-style-type: none"> <li>○ 4 months' rent for tenancies up to 5 years;</li> <li>○ 5 months' rent for tenancies over 5 years and up to 10 years;</li> <li>○ 6 months' rent for tenancies over 10 years and up to 20 years;</li> <li>○ 12 months' rent for tenancies over 20 years and up to 30 years;</li> <li>○ 18 months' rent for tenancies over 30 years and up to 40 years; and</li> <li>○ 24 months' rent for tenancies over 40 years.</li> </ul> </li> </ul>
Notice to End Tenancies	<ul style="list-style-type: none"> <li>• Landlord to provide regular project updates to tenants throughout the development approvals process.</li> <li>• A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</li> </ul>
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> <li>• A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</li> </ul>
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> <li>• Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</li> <li>• Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</li> </ul>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> <li>• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.</li> </ul>

\* \* \* \* \*

3329-3429 West 41st Avenue and 5649-5683 Blenheim Street  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
<b>Events</b>		
Question and Answer Period (City-led)	April 19, 2023 – May 12, 2023	632 participants (aware)* <ul style="list-style-type: none"> <li>• 289 informed</li> <li>• 152 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	April 14, 2023	1,157 notices mailed
<b>Public Responses</b>		
Online questions	April 19, 2023 – May 12, 2023	12 submittal
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	March 2023 – November 2023	191 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	March 2023 – November 2023	191 submittals <ul style="list-style-type: none"> <li>• 62 responses</li> <li>• 110 responses</li> <li>• 17 responses</li> </ul>
Other input	March 2023 – November 2023	11 submittal
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	March 2023 – November 2023	1343 participants (aware)* <ul style="list-style-type: none"> <li>• 535 informed</li> <li>• 194 engaged</li> </ul>

Note: All reported numbers above are approximate.

\* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

## 2. Map of Notification Area



## 3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Care units for seniors:** The proposed development would create more care units in the neighbourhood to support an aging demographic. Seniors will have an easier transition in leaving their existing homes with these residency options that maintain existing lifestyles to “age in place”. The single-family homes can be opened up for new families to move into.
- **Location:** The development is in an underutilized location considering the local shops and amenities. Seniors residing here will have access to grocery stores and transit within walking distance. The increased number of residents will support local business.

Generally, comments of concern fell within the following areas:

- **Height, building form and massing:** The height of the proposal would be too tall for the neighbourhood and conflicts with the Dunbar Community Vision. Consider using varied heights or splitting the development into multiple buildings to allow for more sunlight, views, and green space area.
- **Traffic:** Traffic congestion would increase. Laneway traffic would make the back lane alley on a residential street not a suitable entry way for vehicle access. Pedestrian safety would be reduced.
- **Sunlight and views:** The proposed development would shadow neighbouring areas and block off sunlight for residents. Reduced sunlight will harm residents’ health. Additionally, views and privacy will be reduced.

- **Green spaces:** The loss of green spaces from this development is concerning. Mature, heritage trees are invaluable to neighbourhood and their removal will negatively impact biodiversity by removing wildlife habitat.
- **Affordability of care units:** Senior housing in this development is not affordable and only catered to the most affluent. There needs to be accommodation for seniors with low or moderate incomes.
- **Parking:** Parking is not sufficient for the increased density from this proposed development. There are not enough parking spaces to accommodate the new residents.
- **Building design:** The building design is unattractive and looks like a solid block. Consider using more variety of material or tiering.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

*General comments of support:*

- Density is supported here.

*General comments of concern:*

- Pollution will increase and harm residents' health.
- Property values could decrease.

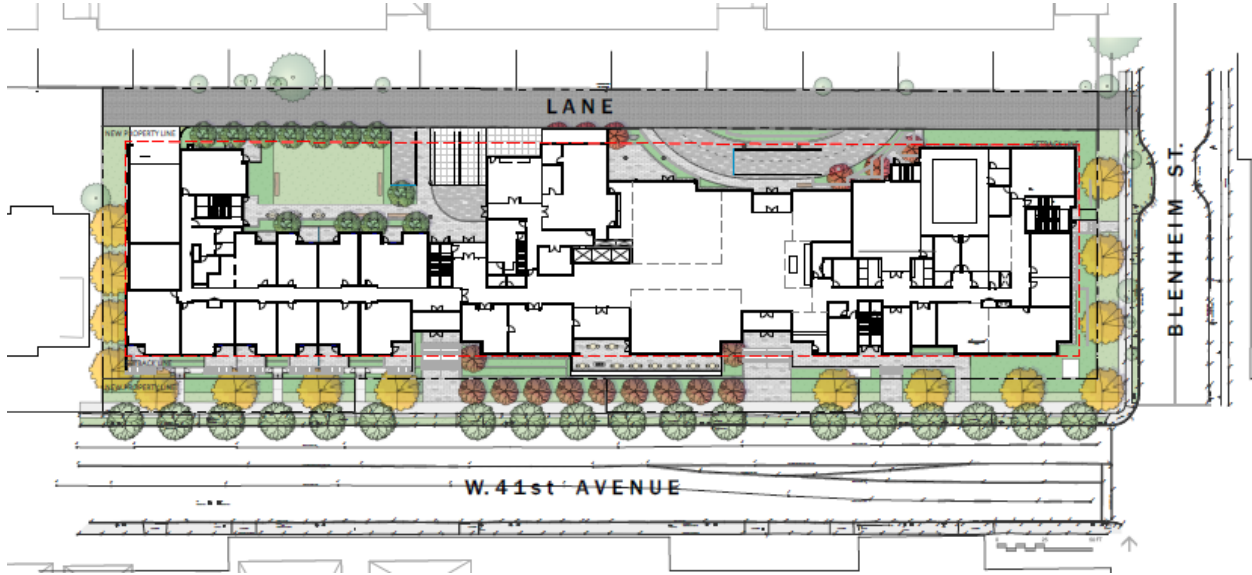
*Neutral comments/suggestions/recommendations:*

- Consider adding commercial uses on the 1st floor or at grade along W 41st Avenue.
- Transit improvements can be made to the bus stop. A wider area with more seating will make it safer and benefit folk with mobility challenges.
- Additional outdoor facilities for seniors should be created for socializing and gathering.

\* \* \* \* \*

3329-3429 West 41st Avenue and 5649-5683 Blenheim Street  
FORM OF DEVELOPMENT DRAWINGS

Site Plan/Landscape Plan



South Elevation (West 41st Avenue)



North Elevation (Lane)



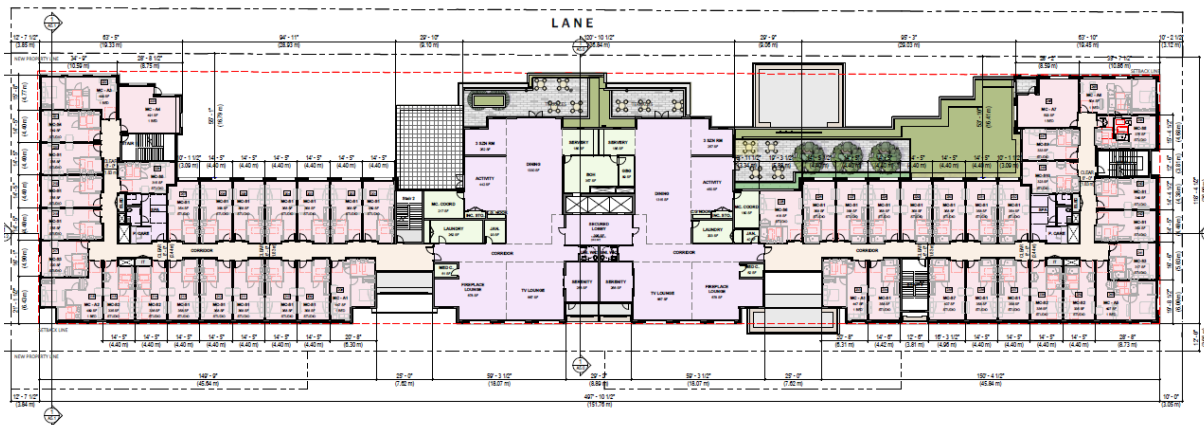
North Elevation (Nanton Avenue)



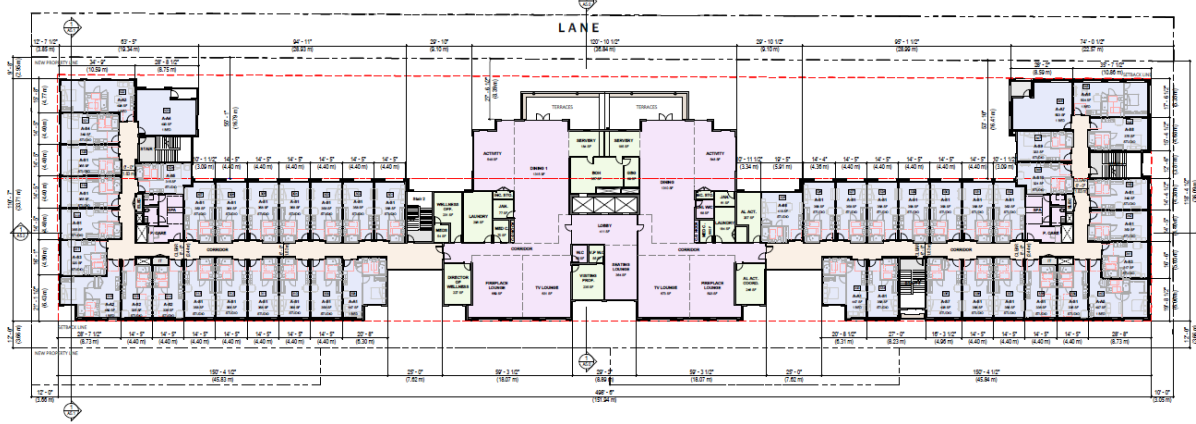
South Elevation



Level 2 Floor Plan

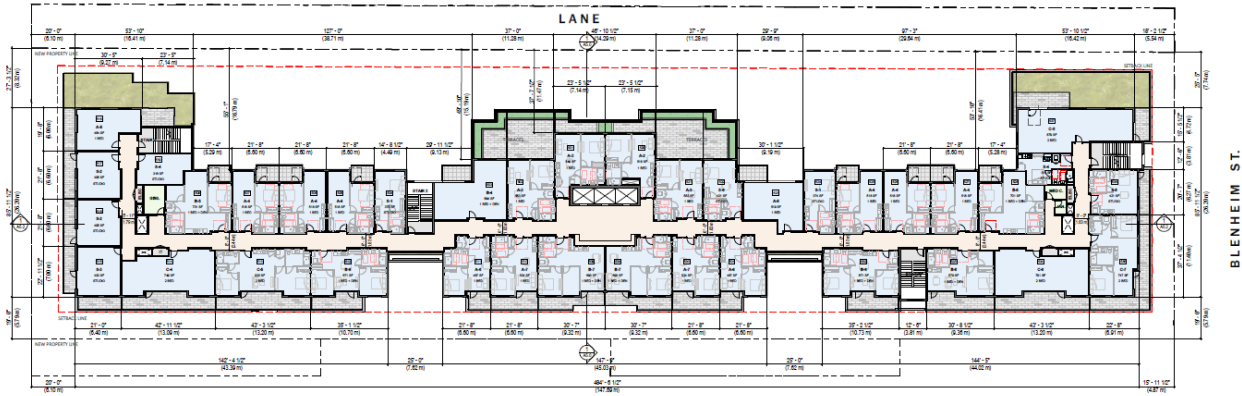


Level 3 and 4 Floor Plan





### Level 5 and 6 Floor Plan



W.41st AVENUE

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**3329-3429 West 41st Avenue and 5649-5683 Blenheim Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

Rezone to permit a six-storey, 232-unit Community Care Facility - Class B.

**Public Benefit Summary:**

The proposal will provide DCLs, public art contribution and a cash community amenity contribution.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	R1-1	CD-1
Floor Space Ratio (Site area = 7,735 sq. m (83,257 sq. ft.))	0.7	2.70
Floor Area	5,415 sq. m (58,287 sq. ft.)	20,885 sq. m (224,804 sq. ft.)
Land Use	Residential	Institutional – Community Care Facility – Class B

**Summary of Development Contributions Expected under Proposed Zoning**

City-wide DCL <sup>1</sup>	\$4,900,665
Utilities DCL <sup>1</sup>	\$1,535,465
Community Amenity Contribution – cash	\$544,716
Public Art <sup>2</sup>	\$445,116
<b>TOTAL</b>	<b>\$7,425,962</b>

<sup>1</sup> Based on by-laws in effect as of September 30, 2023. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

<sup>2</sup> Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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**3329-3429 West 41st Avenue and 5649-5683 Blenheim Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

Address	PID	Legal Description	Registered Owner
3329 West 41st Avenue	004-188-993	The East 48 Feet of Lot 9 Blocks 6 and 7 District Lot 2027 Plan 2070	Amica Dunbar Seniors Inc.
3339 West 41st Avenue	005-163-196 & 005-163-200	The East 26 Feet of Lot 8 and Lot 9, Except the East 48 Feet, Blocks 6 and 7 District Lot 2027 Plan 2070	Amica Dunbar Seniors Inc.
3355 West 41st Avenue	014-061-040	Lot 8 Except the East 26 Feet Blocks 6 and 7 District Lot 2027 Plan 2070	Amica Dunbar Seniors Inc.
3369 West 41st Avenue	014-061-015	Amended Lot 7 (see 178322L) Blocks 6 and 7 District Lots 2027 Plan 2070	Amica Dunbar Seniors Inc.
3389 West 41st Avenue	013-192-124	Re-Amended Lot 6 (see 184584L) Blocks 6 and 7 District Lot 2027 Plan 2070	Amica Dunbar Seniors Inc.
3403 West 41st Avenue	014-059-584	Lot 5 Blocks 6 and 7 District Lot 2027 Plan 2070	Amica Dunbar Seniors Inc.
3429 West 41st Avenue	008-851-549	Lot 4 Blocks 6 and 7 District Lot 2027 Plan 2070	Amica Dunbar Seniors Inc.
5649 Blenheim Street	014-061-058	Lot 10, Except the East 7 Feet Now Road, Blocks 6 and 7 District Lot 2027 Plan 2070	Amica Dunbar Seniors Inc.
5683 Blenheim Street	005-634-644	Lot 11 Except the South 17 Feet and the East 7 Feet, Now Highways Blocks 6 and 7 District Lot 2027 Plan 2070	Amica Dunbar Seniors Inc.

**APPLICANT INFORMATION**

<b>Applicant</b>	Intracorp Projects Ltd.
<b>Architect</b>	RH Architecture

**SITE STATISTICS**

<b>Site Area</b>	7,735 sq. m (83,257 sq. ft.)
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**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Land Use	Residential	Institutional Uses – limited to Community Care Facility - Class B
Density	0.7 FSR	2.70 FSR
Maximum Height	11.5 m (38 ft.)	Roof Parapet: 26.0 m (85 ft.) Rooftop Amenity: 30.5 m (100 ft.)
Floor Area	5,415 sq. m (58,287 sq. ft.)	20,885 sq. m (224,804 sq. ft.)

Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 86 Class A bicycle spaces: 9 Class B bicycle spaces: 0 Loading spaces: 5 Passenger loading spaces: 3
Natural assets	50 on-site trees, 11 City street trees and 24 off-site trees	Retain 5 City street trees and 24 off-site trees; 71 new on-site trees; 18 new street trees Confirmed at the development permit stage

\* \* \* \* \*