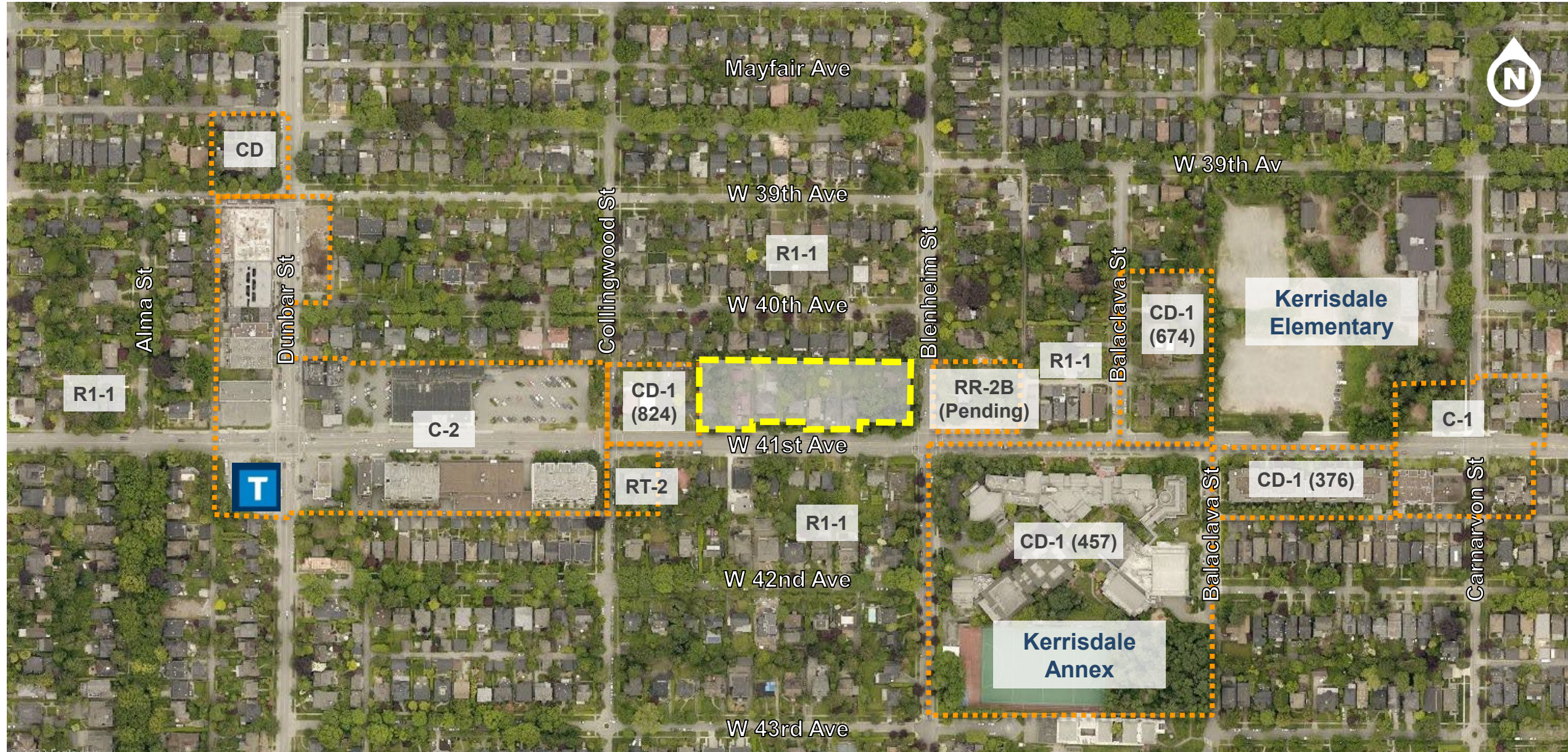




**CD-1 Rezoning: 3329-3429 West 41st Avenue & 5649-5683
Blenheim Street**
Public Hearing – April 9, 2024

Existing Site and Context



Local Amenities and Services



Policy Context

Policy

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

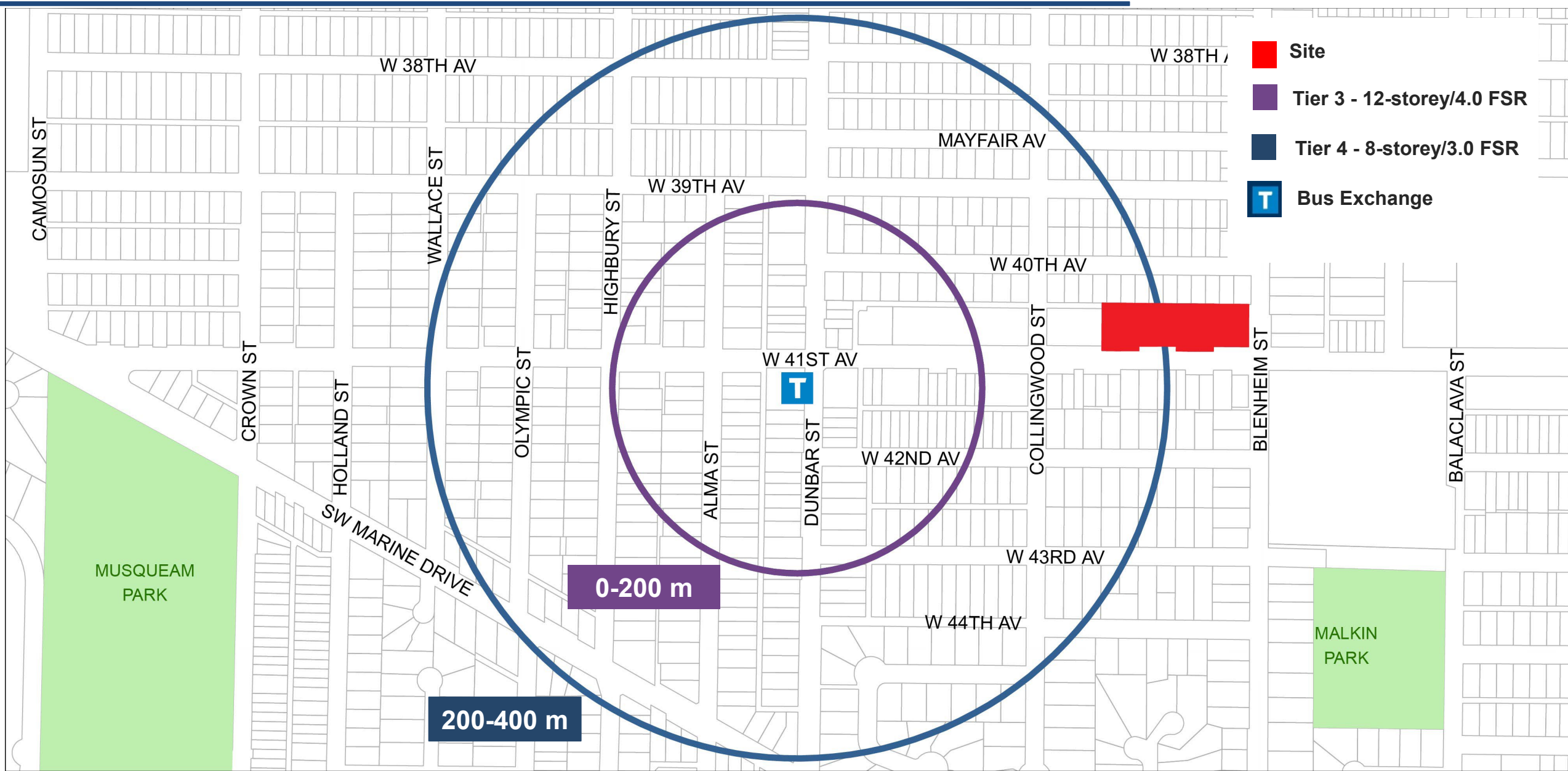
Approved by Council November 1, 2023

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

Community Care Facility – Class B (Institutional Use)

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

Transit-Oriented Analysis



Proposal



View northwest from Blenheim Street and West 41st Avenue

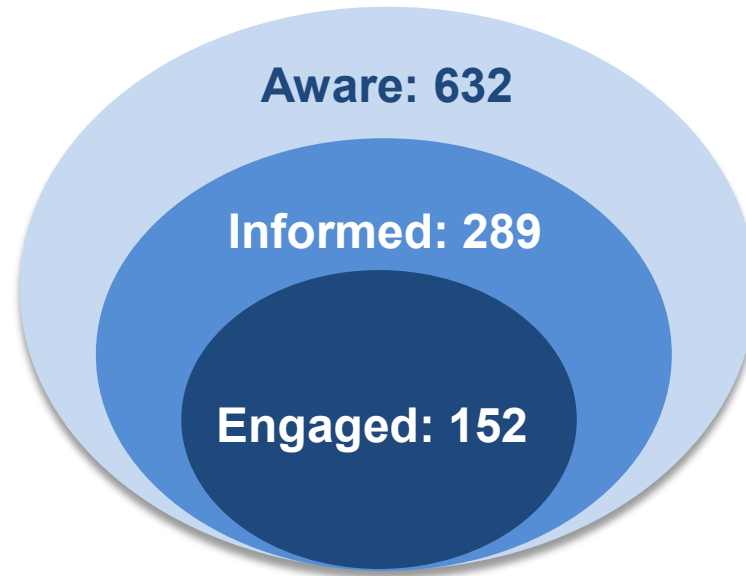
- Application submitted December 13, 2022
- Community Care Facility – Class B Use
- 232 units
- 20,885 sq. m (224,804 sq. ft.)
- Height of 26 m (85 ft.) (plus rooftop amenity)
- 2.70 FSR
- Two levels of parking

Public Consultation

**Postcards Mailed
April 14, 2023**

**City-hosted
Q & A Period
April 19 to May 12, 2023**

| | |
|------------------------------|--------------|
| Postcards distributed | 1,157 |
| Questions | 12 |
| Comment forms | 191 |
| Other input | 11 |
| Total | 214 |



Public Feedback

Comments of support

- Care facility for intended population
- Location

Comments of concern

- Building height, form and massing
- Building design
- Traffic and parking
- Sunlight and shadowing on adjacent properties
- Affordability
- Tree retention



Public Benefits

| Contribution | Amount |
|---|--------------------|
| Community Amenity Contribution (CAC) – Fixed Rate | \$544,716 |
| Development Cost Levies (DCLs) | \$6,436,130 |
| Public Art | \$445,116 |
| Total Value | \$7,425,962 |

Conclusion

- Institutional Use enabled through the Interim Rezoning Policy
- Delivery of 232 community care facility units
- Staff support application subject to conditions in Appendix B



View northwest from Blenheim Street and West 41st Avenue

END OF PRESENTATION

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