CITY OF VANCOUVER

CD-1 Rezoning: 1026-1108 West 41st Avenue
Public Hearing – June 13, 2024

Local Amenities and Services

Legend:
- Site
- School
- Childcare
- Park
- SkyTrain
- Bike Path

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 Arbutus Ridge-Kerrisdale-Shaughnessy 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.

Proposal

View northeast from Oak Street and West 41st Avenue

- Application submitted May 25, 2023

- Community Care Facility – Class B Use

- 164 units

- 13,855 sq. m (149,134 sq. ft.)

- 3.36 FSR

- 6-storeys (86 ft.) (plus rooftop amenity & mechanical)

- One level of parking

Public Consultation

**Postcards Mailed
October 3, 2023**

**City-hosted
Q&A Period
October 4-23, 2023**

Comments of support

- Housing
- Location
- Neighbourhood character

Postcards distributed	**982**
Questions	0
Comment forms	28
Other input	0
Total	**28**

Aware: 134

Informed: 51

Engaged: 21

Comments of concern

- Height, density, & massing
- Traffic & parking
- Neighbourhood character

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – Fixed Rate	$385,932
Development Cost Levies (DCLs)	$4,269,706
Public Art	$295,285
Total Value	$4,950,923

Conclusion

- Institutional use enabled through the Interim Rezoning Policy

- Delivery of 164 community care facility units

- Staff support application subject to conditions in Appendix B

View northwest from Osler Street and West 41st Avenue

END OF PRESENTATION

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