



## REFERRAL REPORT

Report Date: June 11, 2024  
Contact: Nick Danford  
Contact No.: 604.871.6121  
RTS No.: 16412  
VanRIMS No.: 08-2000-20  
Meeting Date: June 25, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (82) Text Amendment: 749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way

### **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 dys Architecture, on behalf the Catholic Charities of the Archdiocese of Vancouver, the registered owner of the lands at 749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way [*PID 007-755-414; Block 1170 District Lot 526 Plan 14699*] to amend CD-1 (82) By-law No. 4671 to add multiple dwelling as a permitted use, increase the maximum building heights for Sub-areas B and D and update various provisions in the by-law to the current regulatory framework, to allow the development of a 13-storey community care facility with 240 assisted living and long-term care units and a maximum 14-storey rental residential building(s) containing approximately 166 units, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (82) By-law No. 4671, 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 dys Architecture, received June 26, 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- 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 amend CD-1 (82) (Comprehensive Development) District for 749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way, also known as the St. Vincent's Campus of Care site. The site was originally rezoned in 1972 to CD-1 (82) and was the location of St. Vincent's Hospital. Since that time, the CD-1 By-law has been amended multiple times and the hospital is no longer on the site, demolished in 2005.

This application, being considered under the *Cambie Corridor Plan* (Plan), builds on the [2005](#), [2008](#) and [2013](#) approved rezoning applications. The redevelopment of sub-areas A and C were completed in 2009 and 2015, respectively. The subject proposal includes the addition of Multiple Dwelling as a permitted use, an increase to the permitted maximum height and includes the delivery of amenities secured through previous rezoning applications. The application includes administrative changes to the by-law to reflect the current regulatory framework including removal of provisions included in the existing CD-1 that are now contained within the Zoning and Development By-law.

The proposed rezoning would allow for the development of a 13-storey community care facility, with 240 assisted living and long-term care units, intended for seniors and rental residential building(s) up to 14-storeys, containing approximately 166 units. The community care facility building will deliver the previously secured 37-space childcare facility and multi-purpose room. No increase in density is proposed.

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***

- CD-1 (82) By-law No. 4671 (enacted 1972 and last amended July 24, 2013)
- Vancouver Plan (2022)
- Cambie Corridor Plan (2018)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Making Strides: Vancouver's Childcare Strategy (2022)
- Childcare Design Guidelines (1993, last amended 2021)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Urban Forest Strategy (2014, last amended 2018)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)

### ***REPORT***

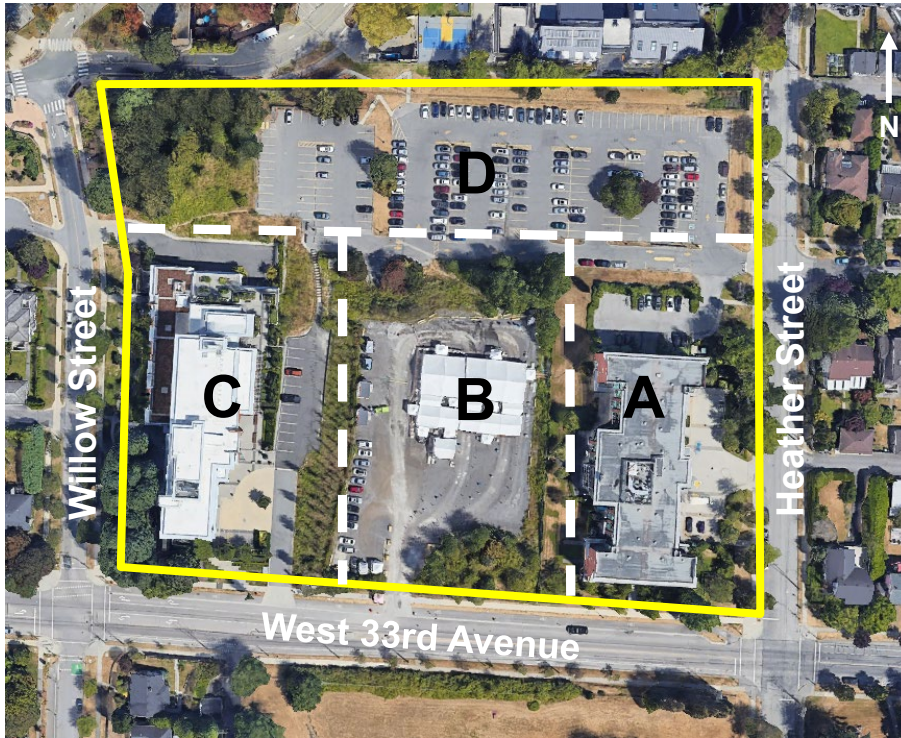
#### ***Background/Context***

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

The site is the former location of St. Vincent's Hospital and is comprised of one parcel located on the north side of the 700 block of West 33rd Avenue between Heather Street and Willow Street in the Queen Elizabeth neighbourhood. The site size is 3 hectares (7.46 acres), with a frontage of 194 m (636 ft.) along West 33rd Avenue and a depth of 155 m (508 ft.) along Heather Street.

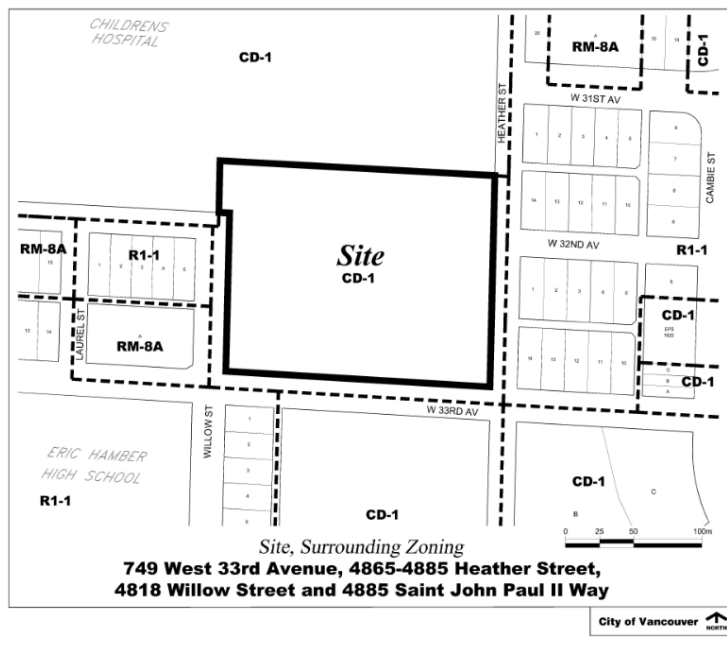
The site is currently zoned CD-1 (82) (Comprehensive Development) District and divided into four sub-areas (see Figure 1). Sub-area A in the southeast corner of the site is developed with a four-storey assisted living building. Sub-area C, in the southwest corner of the site, fronting West 33rd Avenue, is developed with a six-storey pastoral centre that contains offices, an auditorium, chancery, chapel and nine dwelling units. The centre is accessed via Saint John Paul II Way, a private road accessed from West 33rd Avenue. Sub-areas B and D are undeveloped and are currently used as surface parking. A small forested area is located within Sub-area D, on the northwest corner of the site. The zoning allows for a maximum density of 1.4 FSR for all uses, combined.

Figure 1: Existing Site



To the north of the site is the Women's and Children's Hospital campus, to the east are single-detached houses generally zoned R1-1. To the south of the site is the Heather Lands development that was approved in 2022, in principle by Council, to allow for a multi-phased development with mainly residential uses ranging from three to 28-storeys in height. To the west are single-detached houses generally zoned R1-1 or townhouses zoned RM-8A (see Figure 2).

Figure 2: Location Map – Site and Context



**Neighbourhood Amenities** – The following public and non-profit amenities are within close proximity:

- *Parks* – Queen Elizabeth Park (200 m), Heather Lands Park (future) (200 m) and Oak Meadows Park (350 m).
- *Cultural/Community Spaces* – VanDusen Gardens (750 m), Douglas Park Community Centre (1.25 km) and Hillcrest Community Centre (1.25 km).
- *Childcare* – Djavad Mowafaghian YMCA Child Care Centre (400m), Garderie L'île Aux Enfants (600m), Kids at G.F. Strong (650m), and Vancouver Talmud Torah Early Childhood Program (700m).

**Local School Capacity** – The site is located within the catchment of Emily Carr Elementary School and Eric Hamber Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, both schools are under enrollment capacity and will be operating at 95% and 79%, respectively, by 2031.

The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

## 2. Policy Context

**Vancouver Plan (2022)** – 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 *Vancouver Plan* serves as a framework, with further implementation planning work to follow over the next few years.

The site is located within the *Cambie Corridor Plan* which is generally in alignment with the *Vancouver Plan*.

**Cambie Corridor Plan (2018) (the “Plan”)** – The Plan guides the transformation of the Corridor into an area where people can live, work, shop, play and learn – all within close proximity of the Canada Line. The Plan's population is anticipated to double by 2041, with 30,000 new homes, making it one of the largest growth areas outside of downtown.

The site is a large institutional site within the Plan. The Plan seeks to support the retention, renewal, replacement and/or expansion of institutional uses, allowing for increases in height and density, as well as introduction of market residential and/or commercial uses in order to retain the existing institutional use.

**Housing Needs Report (2022)** – On April 27, 2022, Council resolved at a public meeting to receive a *Housing Needs Report* (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent HNR when preparing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing.

This rezoning would facilitate the delivery of secured rental housing and address the data and

findings within the HNR.

**Housing Vancouver Strategy (2017)** – Housing Vancouver focuses on the right supply of new homes, including rental, to meet the continuum of housing types. Overall, 72,000 new homes are targeted, including 20,000 purpose built rental units. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this rezoning will contribute towards targets for market units.

### **Strategic Analysis**

#### **1. Proposal**

This application, being considered under the *Cambie Corridor Plan*, builds on the 2005, 2008 and 2013 approved rezoning applications. The subject proposal includes the addition of Multiple Dwelling as a permitted use, an increase in the permitted maximum height and includes the delivery of amenities secured through previous rezoning applications.

The proposed rezoning would allow for the development of a 13-storey, 240 assisted living and long-term care unit, community care facility intended for seniors and rental residential building(s) up to 14-storeys on Sub-areas B and D, respectively. The community care facility building will deliver the previously secured 37-space childcare facility and multi-purpose room. The childcare and multi-purpose room will remain privately operated by the owners. No increase in density is proposed.

#### **2. Land Use**

The proposed residential and community care facility uses are consistent with the *Plan*. The proposal also includes institutional uses in the form of a childcare facility and multi-purpose room community space.

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

**Figure 3: Project Perspective Looking West**





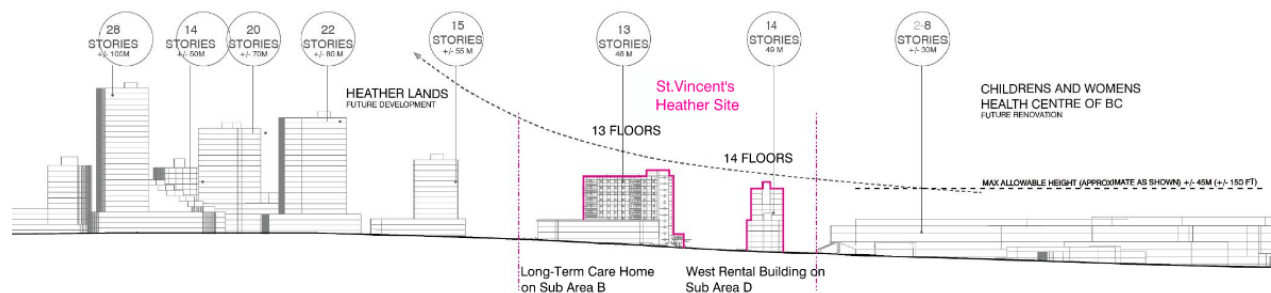
In assessing the urban design performance of the Community Care building (Sub-area B) staff considered the following: urban design best practices, Community Care Facility - Class B and Group Residence Guidelines and the Urban Design Panel feedback. The residential buildings (Sub-area D) were reviewed considering the Plan's built-form guidelines.

### **Form of Development and Height –**

**Sub-area B:** In the precinct's centre, the proposed 13 storey community care building provides a transition from the 28 storey forms anticipated on the Heather Lands site to the south to a lower forms at BC Children's and Women's Hospital to the north (Figure 6). A large functional private open space surrounds the building, providing spacious separation from neighbouring buildings. The L-shape floor plan is derived from the care facility's functional and technical requirements. The height and massing befit the immediate context and are supported.

**Sub-area D:** The application proposes two residential buildings that align with the Plan's building typologies at six and 14 storeys. As this is a preliminary design, Staff have prepared a condition to ensure that the future Development Permit application reflects the Plan's Guidelines. The CD-1 by-law includes additional height to accommodate potential partial-storey rooftop amenities for each residential building as per the Plan. The partial storey would be set back to limit its visibility from street level.

**Figure 6: Context Elevation Looking West**



**Density** – The application proposes to redistribute the remaining density on-site into buildings of smaller footprints than originally anticipated by the current CD-1. As such, the existing density remains.

**Shadowing** – The proposal does not shadow nearby public parks.

**Public Realm and Interface** – The Plan envisions several public realm elements for this site to create porosity and encourage pedestrian movement. These include an east-west primary active link parallel to West 32nd Avenue and two north-south secondary links. The proposal includes only one secondary active link due to the significant slope of the site.

In addition, the proposal includes a 300 sq. m (3,230 sq. ft.) plaza along West 33rd Avenue and landscaped setbacks in alignment with the Plan direction. The proposed public realm elements reflect the Plan's expectations. Staff have prepared conditions to further integrate these elements.

**Private Amenity Space** – The proposal provides on-site common indoor and outdoor amenities for both the residential and long-term care residents as expected by the Plan.

**Urban Design Panel (UDP)** – The Urban Design Panel reviewed the project on October 25, 2023, and supported this application with recommendations to increase accessibility throughout the site, reflect the campus nature in the public realm design, review nearby shadowing impacts, and integrate existing trees into the proposal (see Appendix E).

Staff reviewed the recommendations of the UDP, as well as the site-specific conditions, and have concluded that the proposal reflects the Plan’s intent for built form and height and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

#### 4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add approximately 166 rental housing units to the City’s inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 7).

**Figure 7: Progress Towards 10 Year Housing Vancouver Targets for Secured Market Rental Housing as of March 31, 2024**

Housing Type	10-Year Targets	Units Approved Towards Targets
Purpose Built Market Rental Units	20,000	18,641 (93%)

1. Tracking progress towards 10-year Housing Vancouver targets began in 2017.
2. Unit numbers exclude the units in this proposal, pending Council’s approval of this application.
3. Includes Developer-Owned Below-Market Rental Housing.

**Vacancy Rates** - Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Westside/Kerrisdale area, in which this site is located, is 1.1%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

**Housing Mix** – The *Family Room: Housing Mix Policy for Rezoning Projects* requires a minimum of 35% family units. This application proposes 40% family units in a mix of two- and three-bedroom units, thereby exceeding the policy. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

**Average Rents and Income Thresholds**– Average rents for units on the westside are shown in Figure 8. Rent increases, over time, are subject to the Residential Tenancy Act. Average market rents in newer rental buildings on the westside are shown in the middle two columns in Figure 8. The market rental housing will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 8.



**Figure 8: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Income Served**

Unit	Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
	Average Market Rent <sup>1</sup>	Average Household Income Served	Monthly Costs of Ownership <sup>2</sup>	Average Household Income Served	DownPayment at 20%
Studio	\$1,902	\$76,080	\$2,837	\$113,480	\$106,000
1-bed	\$2,306	\$92,240	\$3,473	\$138,920	\$132,000
2-bed	\$3,372	\$134,880	\$5,193	\$207,720	\$198,400
3-bed	\$4,434	\$177,360	\$7,982	\$319,280	\$311,890

<sup>1</sup>Data from the October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the Westside of Vancouver.

<sup>2</sup>Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside/Westside in 2021 by unit type, 20% down payment, 5% mortgage rate (in line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).

**Security of Tenure** - Purpose-built rental housing offers secure rental tenure. All residential units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

**Tenants** - The rezoning site does not currently have any existing rental residential and there are no eligible tenants as defined under the City’s *Tenant Relocation and Protection Policy* (TRPP).

If any eligible tenants are identified through the City’s regulatory approvals process, the applicant will be required to provide a *Tenant Relocation Plan* (TRP) that meets the City’s *TRPP*.

## 5. Accompanying Miscellaneous CD-1 Amendments

The existing CD-1 By-law was originally adopted in 1972, and has undergone multiple amendments since that time, most recently in 2013. Much of the language and some regulation currently contained in the By-law has been simplified and/or absorbed in to other regulatory documents (i.e. the Zoning and Development By-law).

In addition to the height and use amendments, staff recommend miscellaneous amendments to CD-1 (82) in order to simplify the floor area exclusions to match current practices and remove the parking, loading, passenger and bicycle spaces and acoustic provisions. These regulations are now contained within the Parking By-law and Zoning and Development By-law, respectively. A blacklined version of CD-1 (82) is contained in Appendix C.

## 6. Transportation and Parking

**Transportation** – St. Vincent’s Campus of Care is located 1.3 km from both the Oakridge-41st Avenue and King Edward Canada Line Stations. The site is served by local bus service on Cambie Street (#15 bus) and Oak Street (#17 bus). Three active transportation corridors border or are nearby the site: the Ridgeway Greenway, the Heather Street Bikeway and West 33rd Avenue bike route.

**Parking** – Vehicle and bicycle parking is provided on four levels of underground parking, accessed from a new private road accessed from Heather Street. The application proposes 157 vehicle parking spaces and 370 bicycle spaces for the community care facility building on Sub-area B. Parking statistics for the residential component of the proposal have not been provided. Conditions included in Appendix B require the proposal meet the requirements of the Parking By-law.

## 7. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezonings* 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.

There are 163 existing on-site trees and nine City trees adjacent on 33rd Avenue, Willow and Heather Streets. An existing “forest preserve” area is proposed to be retained in the northwest corner of the site. All nine city trees are proposed to be retained. Approximately 25 bylaw sized trees are proposed for removal. The landscape plan proposes new trees in various open space locations throughout the site, where space permits. The final number of new trees will be determined through the development permit process. See Appendix B for form of development, landscape, and engineering conditions.

## 8. Public Input

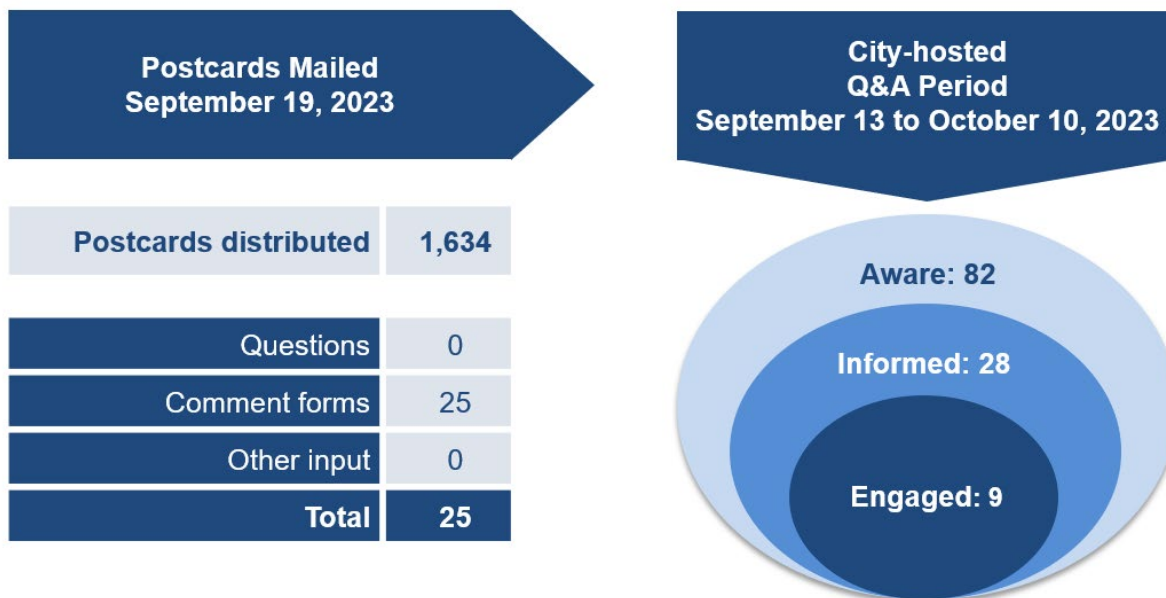
**Public Notification** – A rezoning information sign was installed on the site on August 28, 2023. Approximately 1,634 notification postcards were distributed within the neighbouring area on or about September 19, 2023. Application information and an online comment form was provided on the Shape Your City ([shapeyourcity.ca/](https://shapeyourcity.ca/)) platform.

**Question and Answer Period** – A question and answer period was held from September 13, 2023 to October 10, 2023. Questions were submitted by the public and posted with a response over a four week 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.

**Public Response and Comments** – Public input is collected via online questions, comment forms, through email, and by phone. A total of 25 submissions were received.

**Figure 9: Overview of Notification and Engagement**



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

Generally, comments of support fell within the following areas:

- **Long-term care facility:** The long-term care facility is needed for seniors in the community. Elder care will improve senior wellness and quality of life.
- **Rental housing:** Residential rental is supported at this location.
- **Outdoor amenity space:** The outdoor amenity space is a great addition. The setback from 33rd Ave creates a large yard area appropriate for families.
- **Height, massing, and use:** The height, massing, and use is appropriate for the proposed development.

Generally, comments of concern fell within the following areas:

- **Height:** The height of the proposal would be too tall. Long-term care facilities should be lower to prevent elevator bottlenecks. Stair use is not ideal for seniors, especially for evacuation during disasters.
- **Traffic:** The proposed development will increase traffic congestion in the area located near Eric Hamber High School.
- **Parking:** There is not enough vehicle parking for this proposed development. Visitors and staff will have difficulty finding parking.

- **Forested area:** The forested area on the south side of 33rd Avenue is unattractive. The area should be made more wild or landscaping should be done to improve walkability.

### **Staff Response:**

**Height** – In reviewing the proposal, staff referenced other off-arterial building typologies in the *Cambie Corridor Plan* and the emerging context given the recent approval of the Heather Lands rezoning application, across from the site on West 33rd Avenue. Given these references, staff are supportive of the height proposed and have provided conditions in Appendix B to ensure the future developments meet the intent of the Plan.

**Traffic and Parking** – Parking requirements will be confirmed during the development permit stage of the process. Engineering conditions contained in Appendix B include road improvements to ensure safety for all road users.

**Forested Area** – A condition of the development permit issuance is a forest preserve strategy (see Conditions in Appendix B). The strategy is to include commitment to forest enhancement work and exploration for opportunities to provide public access through the forested area of the site.

## **9. Public Benefits**

**Community Amenity Contributions (CACs)** – The application is subject to the *Community Amenity Contributions Policy for Rezoning*s with CACs based on a negotiated contribution. The proposal includes rental residential floor area to be secured for the longer of 60 years and the life of the building.

Real Estate Services staff have reviewed the application and have determined no additional CAC is required after considering the costs of securing the rental units. As a condition of by-law enactment, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude, among other things, stratification of the building, separate sale of individual units, and rentals for less than one month at a time.

**Development Cost Levies** – The site is subject to the City-wide and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage.

This application was eligible for a waiver of (a portion of) the City-wide DCLs applicable to the residential portion of the building, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

The site is subject to the City-wide and Utilities DCLs. DCLs are payable prior to building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2023, and the proposed 10,730 sq. m (115,497 sq. ft.) of residential floor area and commercial DCLs applicable to the 13,910 sq. m (149,726 sq. ft.) for the community care facility the DCLs are estimated to be \$6,333,178. The childcare and multi-purpose facility floor area would be subject to a nominal DCL charge (totaling \$40).

### **Childcare Facility**

The 37-space, licensed childcare facility, secured through the 2008 rezoning application is proposed to be delivered on the ground floor of the community care facility building in sub-area B. The applicant will retain ownership of the facility and it will be operated by a non-profit childcare provider.

If approved, the childcare facility will contribute to Council's city-wide childcare targets.

### **Multi-purpose Facility**

The 300 sq. m (3,229 sq. ft.) multi-purpose facility, secured through the 2008 rezoning application is proposed to be delivered on the ground floor of the community care facility building in Sub-area B. If approved, community access to the facility will be secured through a Community Use Agreement.

### **Adult Daycare Facility**

The 2008 rezoning approval secured the delivery of a 500 sq. m (5,387 sq. ft.) adult daycare facility. In 2018, the amenity commitment was met with the opening of Adult Daycare Facility on a partner Providence Health site at the Youville Residence, at 4950 Heather Street, one block east of the site.

**Public Art Program** – The public art contribution was secured through previous rezoning applications. As there is no increase to density, no additional public art contribution is required.

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 secured rental housing and DCLs. See Appendix H for additional details.

### **CONCLUSION**

The proposed land use, housing mix, form of development and public benefits are consistent with the intent of the *Cambie Corridor Plan*. If approved, this application would continue with the original intended vision for the site as a campus of care by adding 240 community care facility units intended for seniors and further contribute approximately 166 rental housing units to the housing stock.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing with the draft CD-1 By-law shown in Appendix A, 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 D.

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749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John  
Paul II Way  
DRAFT BY-LAW TO AMEND CD-1 (82) BY-LAW NO. 4671

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of By-law No. 4671.
2. In section 2, Council strikes out the following:

**“Retail Store (Hospital)** means a retail store as defined in section 2 of the Zoning and Development By-law limited to the use of premises for a newsstand or flower shop, or for the retail sale or rental of products designed specifically for medical applications including pharmaceuticals, prosthetics, hearing aids, and similar products.”
3. Council strikes out section 3.2 and substitutes the following:

“3.2 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 in this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

  - (a) Adult Day Care Centre;
  - (b) Cultural and Recreational Uses;
  - (c) Dwelling Uses, limited to Multiple Dwelling, Seniors Supportive or Assisted Housing and Dwelling Units in conjunction with any of the uses listed in this section;
  - (d) Institutional Uses;
  - (e) Live-Work Use;
  - (f) Office Uses;
  - (g) Retail Uses;
  - (h) Service Uses;
  - (i) Utility and Communication Uses; and
  - (j) Accessory Uses customarily ancillary to the above use.”
4. In section 4.1, Council strikes out “use is only permitted in Sub-area C as illustrated in Diagram 1” and substitutes “is only permitted in sub-area C”.
5. Council strikes out section 4.2 and substitutes the following:

“4.2 Multiple dwelling is only permitted in sub-area D, to a maximum floor area of 10,730 m<sup>2</sup>.”
6. Council adds new sections 4.3, 4.4, 4.5 and 4.6 as follows:

“4.3 Seniors supportive or assisted housing is permitted in sub-areas A, B, C and D.

4.4 All other dwelling uses are only permitted in sub-areas C and D.



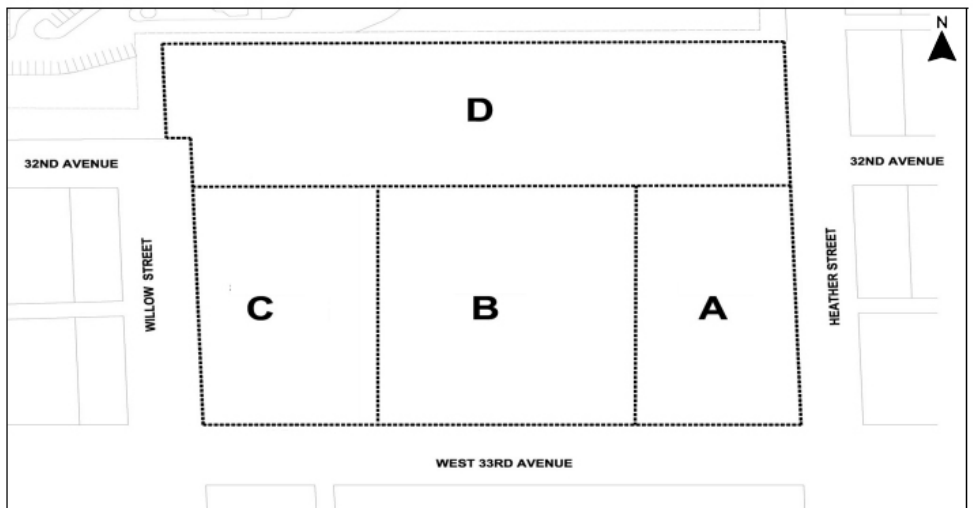
- 4.5 The design and layout of at least 35% of the units in sub-area D must:
- (a) be suitable for family housing; and
  - (b) have 2 or more bedrooms.
- 4.6 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
  - (b) farmers' market;
  - (c) neighbourhood public house;
  - (d) public bike share; and
  - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.”

7. Council strikes out section 5.1 and substitutes the following:

“5.1 The site is to consist of four sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the conditions of use and the maximum permitted building height for each sub-area.

**Figure 1**



- 
8. Council:
    - a. strikes out section 6.3; and
    - b. renumbers sections 6.4 through 6.7 as sections 6.3 through 6.6, respectively.
  9. In section 6.4(a), Council strikes out “, including earthen floor,”
  10. Council strikes out section 6.5 and substitutes the following:

“6.5 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, provided that:
      - (i) the total area of these exclusions for each sub-area must not exceed 12% of the floor area provided for that sub-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 on 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 or uses that the Director of Planning considers similar to the foregoing, 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;
    - (f) all storage area below base surface for non-dwelling uses;
    - (g) areas of undeveloped floor located:
      - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
      - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m; and
    - (h) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls

exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause does not apply to walls in existence prior to March 14, 2000.”

11. Council strikes out section 6.6 and substitutes the following:

“6.6 The Director of Planning or Development Permit Board may exclude:

- (a) common amenity areas in each sub-area to a maximum of 10% of the total proposed floor area for that sub-area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council Policies and guidelines;
- (b) floor area for childcare facilities up to 507 m<sup>2</sup>, including indoor and covered outdoor space;
- (c) floor area for cultural and recreational uses up to 300 m<sup>2</sup>;
- (d) floor area for recreational facilities and meeting rooms in sub-areas A and C; and
- (e) off-street parking located above base surface less than or equal to 200 m<sup>2</sup>.”

12. Council strikes out sections 7.1 and 7.2 and substitutes the following:

“7.1 Building height in each sub-area must not exceed the geodetic elevation set out for that sub-area in Table 1.

7.2 Despite section 7.1 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 in sub-area B or D, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed the geodetic elevation set out for that sub-area in Table 1.

**Table 1: Permitted Building Height**

Sub-area	Geodetic elevation in metres	Geodetic elevation for portions of the building with permitted common rooftop amenity spaces or mechanical appurtenances in geodetic metres
A	106.3 m	-
B	131.1 m	136.6 m
C	102.2 m	-
D	131.7 m	135.4 m

13. Council strikes out section 8 and substitutes the following:

**“Horizontal Angle of Daylight**

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.
- 8.3 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.
- 8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.
- 8.5 An obstruction referred to in section 8.3 above means:
  - (a) any part of the same building excluding permitted projections; or
  - (b) the largest building permitted on any adjoining site.
- 8.6 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.”
15. Council strikes out section 9.
16. Council renumbers sections 10 and 11 as sections 9 and 10, respectively.

\* \* \* \* \*

**749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John  
Paul II Way  
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 dys Architecture, received June 26, 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 ensure that the residential buildings (Sub-Area D) follow the Cambie Corridor Plan's Built Form Guidelines.

Note to Applicant: Refer to the Guidelines and in particular sections 5.4 and 5.5. The guidelines include, but are not limited to, general form; building dimensions; floor plate size; setbacks; interface; outdoor space; and amenities. Ensure loading and parking ramps are integrated into the building footprints and shadows are minimized.

- 1.2 Design development to build upon the campus-like setting of the precinct's public realm as follows:

- (a) better integrate the minor plaza into the overall pedestrian network on site;

Note to Applicant: Explore shifting the plaza closer to the eastern secondary active link for a stronger connection between the two. Confirm that the useable plaza area is a minimum of 300 sq. m (3,230 sq. ft.), excluding perimeter planting.

- (b) introduce design elements in the secondary active link that encourage passive use, respite and general interest;

Note to Applicant: Refer to the Cambie Corridor Public Realm Plan. Confirm the link is a minimum of 9.1 m (30 ft.) wide.

- (c) limit blank walls throughout the development;

Note to Applicant: Given the sloping site, attention should be given to minimizing blank walls and exposed parking structures where possible. Suggested strategies include grading and terraced planters.

- (d) ensure that the north primary active link (east-west) meets the expectations of the Plan.

Note to Applicant: Refer to the Cambie Corridor Public Realm Plan. The link, whether motorized or not, is envisioned to include additional space for pedestrians, gathering space, and planting.

- 1.3 Design development to introduce visual interest to, and reduce the perceived bulk of the long-term care building.

Note to Applicant: Suggested strategies include architectural elements; material and tonal differentiation; visual patterns; and balcony variations.

- 1.4 Design development to build upon the accessibility strategy of the project.  
Note to Applicant: As noted by the Urban Design Panel, enhance the accessibility throughout the site and the development (e.g. stepped plaza; steps in the active link).

## **Landscape Design**

- 1.5 Adherence to the guidelines set forth in the Cambie Corridor Public Realm Plan, in keeping with the general intent of this document, including street tree planting.

- 1.6 Design development to explore options to improve universal access to and from all levels of the minor plaza;

Note to Applicant: refer to Urban Design condition 1.4. This can be done by providing a ramp connection to each level and/or providing direct access from the main sidewalk along West 33rd Avenue to each level within the minor plaza.

- 1.7 Design development to mitigate the tall walls adjacent the north pedestrian pathways, to the greatest extent practicable;

Note to Applicant: refer to Urban Design condition 1.2(c). This can be done through terracing, landscape screening and wall design.

- 1.8 Consideration to provide accessible programmed rooftops on new buildings, that may include urban agriculture, plantings and/or extensive green roofs;

Note to Applicant: as noted by the Urban Design Panel, there is an opportunity to further contribute to site sustainability by providing rooftop healing gardens with access to sunlight, views and active/ passive uses.

- 1.9 Provision of a detailed forest preserve strategy, including:



- (a) identification and commitment to forest stand enhancement work, such as soil amendments, invasive plant removal, pruning, understory planting, edge treatment and long term succession planning;
- (b) exploration of opportunities to provide public access to the forest, edge seating and/or connection pathways.

Note to Applicant: A strategy should outline the intent, approach and design of the preserved area.

- 1.10 At time of first development permit, provision of master plans, documents and cut sheet details with regard to the following:
- (a) outdoor furniture plan;
  - (b) outdoor lighting plan;
  - (c) wayfinding strategy and signage plan (concept signs, primary and secondary locations, materials);
  - (d) outdoor hard surface paving plan for private and public property;
  - (e) detailed tree plans for private and public property.

- 1.11 Design development to perimeter fencing, including privacy fences around the Childcare area, to be visually permeable and softened with planting (where space allows);

- 1.12 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable);

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.13 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and planters;

Note to Applicant: the sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.14 Provision of detailed sections/ elevations (minimum 1/4" inch scale) through the primary outdoor amenity areas and the north edge of sub-area B with special attention to universal access, grade resolution and tall retaining wall mitigation.

- 1.15 Provision of an updated arborist report and tree management plan;

Note to Applicant: Applicable to the development site and any work that may impact adjacent sub-areas and city owned trees and including a summary table listing quantities of trees removed, retained and replaced. Phased tree protection should be explored.

Special attention to construction site phases, work scope and site management will be needed.

- 1.16 Provision of a letter of assurance for arborist supervision;

Note to Applicant: To be signed by the arborist and the contractor or responsible party. The letter should detail any supervision work associated with each development permit and any related work impacting trees within the scope of the master plan.

- 1.17 Provision of a vegetative cover calculation sheet, included with the landscape plans;

Note to Applicant: include a comparison of the percentage vegetative cover as a ratio of the overall site and a separate calculation of the ratio of vegetative coverage to total building roof area.

- 1.18 Provision of a soil depth overlay sheet, included with the landscape plans;

- 1.19 Provision of an outdoor lighting plan;

Note to Applicant: refer to Dark Night Design Principles.  
<https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

- 1.20 Provision of a high-efficiency automatic irrigation system for all planted areas;

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq.ft or larger). Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

- 1.21 Provision on landscape drawings of landscape features intended to create bird friendly design;

Note to Applicant: Refer to Bird Friendly Design Guidelines. Include some elements on the plant palette that enable bird habitat conservation and bird habitat promotion.

- 1.22 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

- 1.23 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note: “Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry staff”;

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry staff) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: a commercial water permit and another commercial sewer permit.

### **Sustainability**

- 1.24 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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 Rezoning – Process and Requirements.

### **Housing**

- 1.25 The proposed unit mix, including 100 one-bedroom units (60 %), 50 two-bedroom units (30 %) and 16 three-bedroom units (10 %) is to be included in the development permit drawings.

Note to applicant: any changes in the unit mix from the rezoning application may only be varied under the discretion of the director of planning or development permit board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

- 1.26 The development should be designed in accordance with the high-density housing for families with children guidelines, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children’s play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (s. 3.3.2, 3.4.3);
  - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (s. 4.4.2);
  - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children’s play area to enable parental supervision from the amenity room (s. 3.7.3); and
  - (d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (s. 4.3.2).

### **Childcare Facility**

- 1.27 Design development to ensure the 37-space childcare facility is licensable by Community Care Facilities Licensing (CCFL) and meets the intent of the City’s Childcare

Design Guidelines and Childcare Technical Guidelines, to the satisfaction of the General Manager of Arts, Culture, and Community Services, which design shall include but not limited to the following:

- (a) The 37-space childcare facility must comprise not less than 429 sq. m (4,618 sq. ft.) of gross indoor area and not less than 520 sq. m (5,597 sq. ft.) of contiguous outdoor area, with adequate space for each program.

Note to Applicant: The applicant should plan for an additional 15% of indoor area for mechanical, electrical, and garbage rooms, stairwells, lobby and storage.

- (b) Applicant to refer to the Childcare Design Guidelines to ensure that indoor and outdoor activity spaces and support spaces meet requirements for each licensed group in childcare design.
- (c) Design the childcare facility to ensure the outdoor play area complies with the minimum daily sunlight exposure requirements.
- (d) Provide total of 7 dedicated parking stalls for the exclusive use of the childcare facility (5 for pick up / drop off and 2 for staff).

Note to Applicant: Ensure location of parking drop-off stalls is safe and in proximity to the childcare facility elevator, without the need for users to cross a drive aisle.

- (e) Design development of the building above the childcare facility outdoor areas to minimize balconies and employ strategies to mitigate the potential risk of items falling off balconies and openable windows onto the play space below.

## **Engineering**

- 1.28 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (COV Design Guidelines and 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 building occupancy. Provision of written acknowledgement of this condition is required. 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>

- 1.29 The owner or representative is advised 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>

- 1.30 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.
- 1.31 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.32 Design development to improve access and design of bicycle parking by performing the following:

- (a) Provision of a dedicated bicycle elevator for all bicycle spaces located below the first underground level;

Note to Applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 1.7 m (5.5 ft.) x 2.0 m (6.7 ft.) A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

- 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) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- (b) All types of parking and loading spaces individually numbered and labelled;
- (c) Dimension of any/all column encroachments into parking stalls;
- (d) Identification of all columns in the parking layouts;
- (e) Dimensions for typical parking spaces;
- (f) Dimensions of additional setbacks for parking spaces due to columns and walls;
- (g) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

Note to Applicant: These clearances must consider mechanical projections and built obstructions.

- (h) Areas of minimum vertical clearances labelled on parking levels;
- (i) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (j) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

- 1.34 Provision of a signed, sealed and finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services, including:

- (a) Commentary on changes to the development plan as part of the development permit application, as well as any required analysis;

- 1.35 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Council approved amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

- 1.36 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 applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See [vancouver.ca/rainwater](http://vancouver.ca/rainwater) for more information.

- 1.37 Provision of a Final Hydrogeological Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) An updated Groundwater Management Plan which includes:
  - i. Permanent groundwater management, including anticipated groundwater discharge rates for City approval;



- ii. Further details on the strategy of installing low permeability barrier at select / strategic locations of old fill in order to limit migration of perched groundwater (e.g. type of barrier, depth, proposed locations, etc).

Note to Applicant: The City does not support the long-term discharge of groundwater to our sewer system. Every effort should be made to prevent or limit this discharge, with the details reflected in the Groundwater Management Plan.

Note to Applicant: Provision of immediate notification to the City of any changes that may be material to the City's review of the study (e.g. if the proposed excavation depth increases). Email the City at [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca).

Note to Applicant: Construction-related discharge to the sewer must be measured, and reported to the City. This 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).

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

- (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and
- (b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the 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.

- 1.39 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary. 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).

- 1.40 Submission of a Key Plan by the applicant and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. 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>;
- (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: 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.

- 1.41 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the landscape plans. The landscape plan is to include the following:

- (a) All proposed streetscape materials on City property to be City standard materials;

Note to Applicant: deviations from the standard streetscape materials must be justified in a report and approved by CoV prior to the DP application. Encroachment agreements may be required for non-standard streetscape materials on CoV property.

- (b) Provide street trees where space permits;

- (c) 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. "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at [pbdevelopment.trees@vancouver.ca](mailto:pbdevelopment.trees@vancouver.ca) inspection after tree planting completion".

Note to Applicant: Where a design is not available, make note of the improvement on the plan. Public realm changes shall include all 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.

- 1.42 Submission to Engineering of an updated architectural plan showing finalized City issued Building Grades for the site.

## **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**

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services, and the Approving Officer for the subdivision of the south east corner of the site to result in a dedication of a 5.0 m x 5.0 m corner-cut 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>

- 2.2 Provision of a Statutory Right-of-Way (SRW) for public use of the minor plaza proposed at the corner of West 33rd Avenue and St. John Paul II Way.
- 2.3 Provision of a Statutory Right-of-Way (SRW) for public use of the pedestrian path and sidewalks along the private road proposed through the site between Willow Street and Heather Street.
- 2.4 Provision of a Services Agreement to detail the on-site 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. 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), 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

- i. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by WSP dated Apr 19, 2023, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300mm. The maximum water service connection size is 300mm

Note to Applicant: 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.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project and to maintain acceptable sewer flow conditions.

Implementation of development(s) at 4865 Heather Street require the following in order to maintain acceptable sewer flow conditions.

- i. Local Servicing Upgrade:

Phase Sub-Area D:

- a. Separate 76.17 m of existing 450 mm COMB main to 750 mm STM and 250 mm SAN from MH\_410941 at West 32nd Avenue & Heather Street to MH\_422183 fronting Development Site Sub-Area D (within SRW Explanatory Plan 11473)
- b. Separate 86.9 m of existing 375 mm COMB main to 675 mm STM and 250 mm SAN from MH\_422183 fronting Development Site Sub-Area B & D ) to MH\_410011 fronting Development Site Sub-Area C & D (within SRW Explanatory Plan 11473).

Phase Sub-Area B:

- c. Separate 56.69 m of existing 375 mm COMB main to 675 mm STM and 250 mm SAN from MH\_410011 fronting Development Site Sub-Area C & D (within SRW Explanatory Plan 11473) to MH\_410012 at West 32nd Avenue & Willow Street.

- ii. Off-site Servicing Upgrade:

Phase Sub-Area B:

- a. Separate 85.66 m of existing 375 mm COMB main to 675 mm STM and 250 mm SAN in West 32nd Avenue from MH\_410012 at West 32nd Avenue & Willow Street to MH\_410939 fronting #4830 Laurel Street.

- b. Separate 14.78 m of existing 600 mm COMB main to 900 mm STM and 250 mm SAN in West 32nd Avenue from MH\_410939 fronting #4830 Laurel Street to MH\_410010 at West 32nd Avenue & Laurel Street.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Note to Applicant: The Developer may elect to complete partial sewer condition upgrades for Sub-Area B as a temporary interim condition.

Note to Applicant: The existing 375 mm COMB upstream of Sub-Area B site service connections and 76.17m of existing 450 mm COMB sewer are to be retained as an interim condition only.

Note to Applicant: Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Applicant: The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan.

Note to Applicant: Development to be serviced to the proposed 250 mm SAN and proposed 675 mm STM sewers within SRW Explanatory Plan 11473 fronting along the Development Site's Sub-Area B.

Note to Applicant: Provision of Easement(s) or Right(s) of Way modifications required based on servicing strategy. SRW Explanatory Plan 11473 or Right(s) of Way through the site is required to be widened/maintain minimum 7.2 m centered on the separated sewer upgrades, subject to detailed design to accommodate public utility access to the existing 375 mm to 450 mm COMB sewer separation works that conveys flow from West 32nd Avenue. No structure encroachment is accepted.

- (c) Provision of street improvements along Heather Street, adjacent to the site and appropriate transitions, including the following:

- i. New concrete sidewalk;
- ii. Removal and replacement of existing driveway crossing to City standards to meet future private road design requirements.

Note to Applicant: a crossing application is required at DP.

- iii. Removal of existing sign and structure from the property dedication area;

- (d) Provision of upgraded street lighting (roadway, sidewalk, the minor plaza proposed at the corner of West 33rd Avenue and St. John Paul II Way and pedestrian path and sidewalks along the private road proposed through the site between Willow Street and Heather Street) to current City standards and IESNA recommendations;

Note to Applicant: A lighting simulation is required prior to DP issuance.

- (e) Provision of Heather Street/West 32nd Avenue and Heather Streete/West 33rd Avenue entire intersections street lighting upgrade to current City standards and IESNA recommendations;
- (f) 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.

Notes 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 current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the Rezone has been enacted and a City Project Coordinator is assigned to the project.

- 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) Sewer upgrade per condition 2.4(b)ii.

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

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.

## **Housing**

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than one month at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and a Section 219 Covenant.

## **Childcare Facility**

- 2.7 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, for the provision of a fully fit, finished, equipped and supplied 37-space childcare facility. To secure this condition, the Applicant will enter into one or more agreements with the City, which will include without limitation a Section 219 Covenant registered on title to the lands, and such agreement(s) will include the following conditions:
- (a) The 37-space childcare facility must consist of no less than 429 sq. m (4,618 sq. ft.) of gross indoor space with adjacent outdoor space of no less than 520 sq. m (5,597 sq. ft.);
  - (b) The childcare facilities must meet the intent of the City of Vancouver Childcare Design Guidelines and Technical Guidelines, and must be licensable by meeting the Child Care Licensing Regulation pursuant to the *Community Care and Assisted Living Act*, as administered by Community Care Facilities Licensing (CCFL);
  - (c) The provision of childcare services must be secured for 75 years or for the life of the building, whichever is longer;
  - (d) The operation of the childcare facility must be by a non-profit operator(s) selected by, or satisfactory to, the Managing Director of Social Policy;
  - (e) The Owner shall bear all start up costs and be responsible for maintaining and repairing the childcare facility; and
  - (f) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services may in their sole discretion require.

## **Multi-purpose Social Facility**

- 2.8 Make arrangements to enter into a Community Use Agreement, which may include a Statutory Right of Way and a Section 219 Covenant, to the satisfaction of the City's Director of Social Policy and Director of Legal Services, to secure the use of and access to the dedicated multi-purpose social facility 300 sq. m (3,229.2 sq. ft.) space. Access should be provided for a minimum of 6 hours per week between the hours of 8:00 am and 10:00 pm for community users on a cost recovery basis, for a term of 75 years or for the life of the building, whichever is longer. General terms of the Community Use Agreement will include:
- (a) Definitions: Community Users defined as locally based non-profit organizations (NPOs) serving residents of Vancouver.

Note to Applicant: A list of potential NPOs with space needs can be provided by City staff to the Owner/Operator.

- (b) Assurance that Community Users activities are aligned with City policies and procedures, and they will abide by any associated regulations, City bylaws, etc.
- (c) Requirement for Community Users to book in advance (timeframe requirements to be negotiated with operators, and subject to availability) through a reliable, accessible system.

Note to Applicant: The Owner/Operator will provide information to community on how to book and will post and circulate.

- (d) Community use to be on a cost recovery basis, i.e. cover the Owner/Operator's costs to provide space (i.e. covering basic operating expenses as well as any additional costs for any required technical, sound, projection, lighting services, additional utilities and/or janitorial services required, repairs to any damage incurred, insurance costs, etc.).
- (e) The Owner at its expense, will equip and furnish the dedicated area to a standard appropriate for basic community use—repairing and maintaining them to a City standard. The City will be permitted to inspect the social facility and repair at the Owner's expense if the Owner defaults in observing or performing its obligations to repair and maintain.
- (f) The Owner will be required to provide annual reporting to the City providing details of the previous year's community use of the social facility.
- (g) Such other terms and conditions as may be required by the Managing Director of Social Policy and Director of Legal Services.

Note to Applicant: Contact Social Policy planner, Joanne Franko at [joanne.franko@vancouver.ca](mailto:joanne.franko@vancouver.ca) regarding the Community Use Agreement.

- 2.9 Arrangements for the release of Section 219 Covenant CA3055505 registered on title to the development lands upon full registration of the legal agreements referenced in rezoning enactment conditions 2.7 (Childcare facility Agreement) and 2.8 (Multipurpose room agreement) of this Part 2, Appendix B.

## **Environmental Contamination**

- 2.10 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.

\* \* \* \* \*

749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way

**BLACKLINE VERSION OF DRAFT BY-LAW NO. 3568**

**THIS DOCUMENT IS BEING PROVIDED FOR INFORMATION ONLY AS A REFERENCE TOOL TO HIGHLIGHT THE PROPOSED AMENDMENTS IN APPENDIX A. SHOULD THERE BE ANY DISCREPANCY BETWEEN THIS BLACKLINE VERSION AND THE DRAFT AMENDING BY-LAW, THE DRAFT AMENDING BY-LAW SHALL PREVAIL.**

**1** *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

**2 Definitions**

In this By-law:

**Adult Day Care Centre** means the use of premises to offer health, therapeutic, social, respite, and other care services, programs, and facilities to seniors and other adults.

~~**Retail Store (Hospital)** means a retail store as defined in section 2 of the Zoning and Development By-law limited to the use of premises for a newsstand or flower shop, or for the retail sale or rental of products designed specifically for medical applications including pharmaceuticals, prosthetics, hearing aids, and similar products.~~

[10677; 13 04 09]

**3 Uses**

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (82).

~~3.2 Subject to Council approval of the form of development, to all conditions, guidelines, policies and the Riley Park/South Cambie Community Vision adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (82) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:~~

- ~~(a) Adult Day Care Centre;~~
- ~~(b) Cultural and Recreational Uses, limited to Fitness Centre;~~
- ~~(c) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this section 3.2 and to Seniors Supportive or Assisted Housing; [10770; 13-07-24]~~
- ~~(d) Institutional Uses, limited to Child Day Care Facility, Community Care Facility, Group Residence, Hospital and Social Service Centre; [10770; 13-07-24]~~
- ~~(e) Office Uses, limited to General Office and Health Care Office; [10770; 13-07-24]~~
- ~~(f) Retail Uses, limited to Limited Service Food Establishment and Small-scale Pharmacy;~~
- ~~(g) Retail Store (Hospital); and~~
- ~~(h) Accessory Uses customarily ancillary to any use permitted by this section 3.2.~~

[10677; 13-04-09]

**3.2 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 in this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:**

- (a) Adult Day Care Centre;
- (b) Cultural and Recreational Uses;
- (c) Dwelling Uses, limited to Multiple Dwelling, Seniors Supportive or Assisted Housing, and Dwelling Units in conjunction with any of the uses listed in this section;
- (d) Institutional Uses;
- (e) Live-Work Use;
- (f) Office Uses;
- (g) Retail Uses;
- (h) Service Uses;
- (i) Retail Store (Hospital);
- (j) Utility and Communication Uses; and
- (k) Accessory Uses customarily ancillary to the above use.

#### **4 Conditions of Use**

- 4.1 General Office use is only permitted in Sub-area C as illustrated in Diagram 1.
- ~~4.2 Dwelling uses are only permitted in Sub-area C as illustrated in Diagram 1, except that Seniors Supportive or Assisted Housing is permitted in Sub-Areas A, B, C and D as illustrated in Diagram 1.~~

~~[10770; 13-07-24]~~

- 4.2 Multiple dwelling is only permitted in sub-area D, to a maximum floor area of 10,730 m<sup>2</sup>.
- 4.3 Seniors supportive or assisted housing is permitted in sub-areas A, B, C and D.
- 4.4 All other dwelling uses are only permitted in sub-areas C and D.
- 4.5 The design and layout of at least 35% of the units in Sub-area D must:
  - (a) be suitable for family housing; and
  - (b) have 2 or more bedrooms.
- 4.6 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
  - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
  - (b) farmers' market;
  - (c) neighbourhood public house;
  - (d) public bike share; and
  - (e) restaurant,

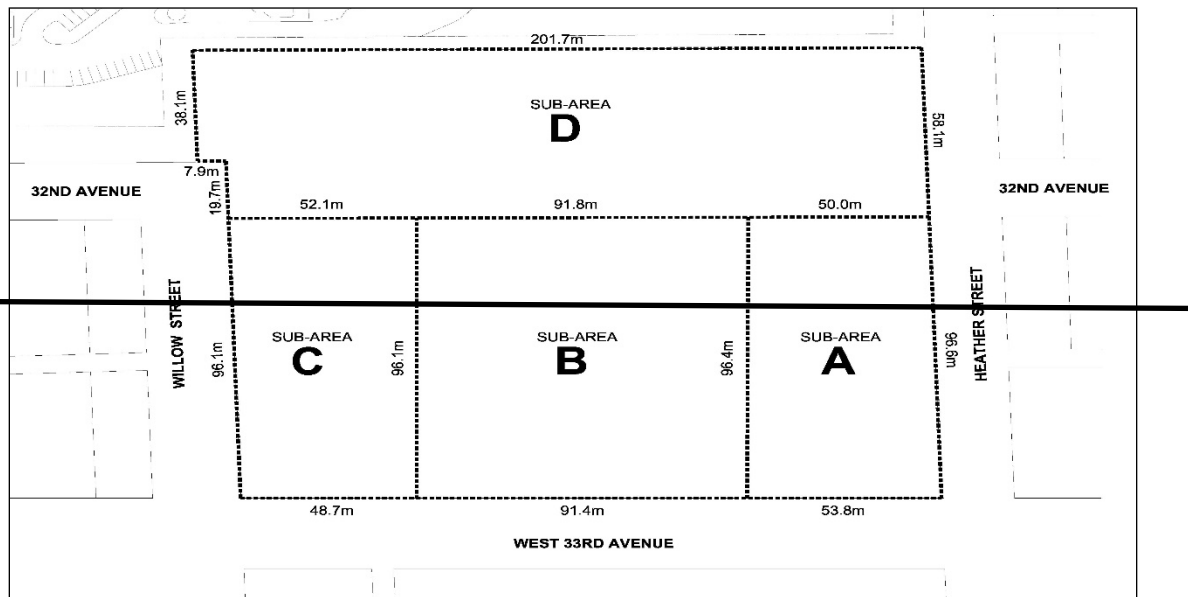
except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the

Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.”

## 5 Sub-areas

The site is to consist of Sub-areas A, B, C, and D illustrated in Diagram 1.

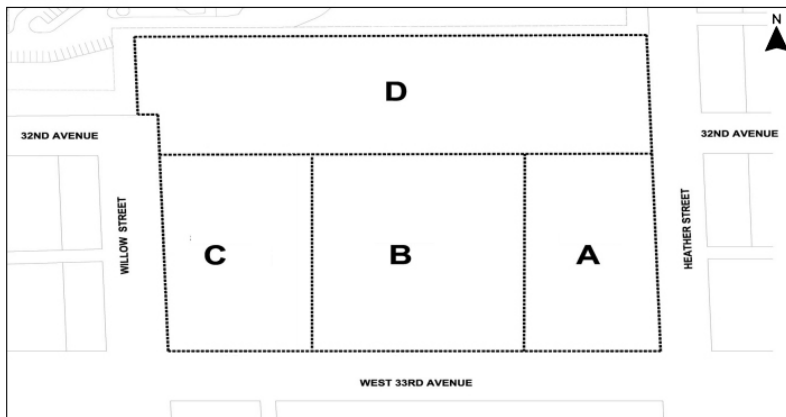
Diagram 1



[10677; 13-04-09]

- 5.1 The site is to consist of four sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the conditions of use and the maximum permitted building height for each sub-area.

**Figure 1**



**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 4671 or provides an explanatory note.

## **6 Density**

6.1 Computation of floor space ratio must assume that the site consists of 30 190 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications. [10770; 13 07 24]

6.2 The floor space ratio for all uses, combined, must not exceed 1.4.

~~6.3 The sales area of a retail store (hospital) must not exceed 93 m<sup>2</sup>.~~

~~6.4~~ **6.3** The gross floor area for a small-scale pharmacy must not exceed 600 m<sup>2</sup>.

~~6.5~~ **6.4** Computation of floor area must include:

- ~~(a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building; and~~
- ~~(b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross-sectional areas and included in the measurements for each floor at which they are located.~~

~~6.6 Computation of floor space ratio must exclude:~~

- ~~(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;~~
- ~~(b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;~~
- ~~(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating or mechanical equipment, underground utility corridors and walkways, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;~~
- ~~(d) areas of undeveloped floors located:
  - ~~(i) above the highest storey or half storey and to which there is no permanent means of access other than a hatch, or~~
  - ~~(ii) adjacent to a storey or half storey with a ceiling height of less than 1.2 m;~~~~
- ~~(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;~~
- ~~(f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, except that the maximum exclusion must not exceed the lesser of 20% of permitted floor area in a building and 2 000 m<sup>2</sup>;~~
- ~~(g) where the use of floors is entirely for access to or occupancy by heating and mechanical equipment or utilities and are above the base surface; and~~
- ~~(h) where a Building Envelope Professional as defined in the Building By law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause does not apply to walls in existence prior to March 14, 2000.~~

**6.5 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, provided that:**

- (i) the total area of these exclusions for each sub-area must not exceed 12% of the floor area provided for that sub-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 on 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 or uses that the Director of Planning considers similar to the foregoing, 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;
- (f) all storage area below base surface for non-dwelling uses;
- (g) areas of undeveloped floor located:
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (h) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause does not apply to walls in existence prior to March 14, 2000.

~~6.7 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:~~

- ~~(a) enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:~~
  - ~~(i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and~~

- ~~(ii) — enclosure of the excluded balcony floor area must not exceed 50%; and~~  
~~(b) — tool sheds, trellises, and other garden structures which support the use of intensive green roofs and urban agriculture, and, despite section 5.6(b), those portions of stairways and elevator enclosures at roof level which provide access to garden areas.~~

**6.6 The Director of Planning or Development Permit Board may exclude:**

- (a) common amenity areas in each sub-area to a maximum of 10% of the total proposed floor area for that sub-area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council Policies and guidelines;
- (b) floor area for childcare facilities up to 507 m<sup>2</sup>, including indoor and covered outdoor space;
- (c) floor area for cultural and recreational uses up to 300 m<sup>2</sup>;
- (d) floor area for recreational facilities and meeting rooms in sub-areas A and C; and
- (e) off-street parking located above base surface less than or equal to 200 m<sup>2</sup>.

[10677; 13 04 09]

**7 Height**

~~7.1 — The building height, including parapet wall, must not exceed the geodetic elevation of:~~

- ~~(a) — 106.29 m in sub-area A;~~
- ~~(b) — 110.9 m in sub-area B;~~
- ~~(c) — 102.2 m in sub-area C; and~~
- ~~(d) — 100.9 m in sub-area D.~~

~~7.2 — Despite section 6.1, the Director of Planning or Development Permit Board may permit an increase in height for mechanical appurtenances, architectural appurtenances such as elevator enclosures and stairwells that are necessary to give access to a rooftop garden, railings, screens, planters and other similar elements that are an integral part of the rooftop garden or of the decks and balconies, and appurtenances which, in the opinion of the Director of Planning or Development Permit Board are similar to the foregoing, if such appurtenances, in the aggregate, do not exceed 50% of the width of the building, as measured on any elevation drawings, or 20% of the roof area on which they are situate as viewed directly from above.~~

**7.1 Building height in each sub-area must not exceed the geodetic elevation set out for that sub-area in Table 1.**

**7.2 Despite section 7.1 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 in sub-area B or D, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed the geodetic elevation set out for that sub-area in Table 1.**

**Table 1: Permitted Building Height**

<b>Sub-area</b>	<b>Maximum permitted height in geodetic metres</b>	<b>Maximum permitted height for portions of the building with permitted common rooftop amenity spaces or mechanical appurtenances in geodetic metres</b>
A	106.3 m	-
B	131.1 m	136.6 m
C	102.2 m	-
D	131.7 m	135.4 m

[10677; 13 04 09]

**8 ~~————~~ Parking, loading, passenger and bicycle spaces**

~~————~~ Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage, except that:

- ~~(a) —~~ for units containing living accommodation, the following parking requirements apply:
  - ~~(i) —~~ one parking space for each four units less than 70 m<sup>2</sup> of gross floor area, and
  - ~~(ii) —~~ one parking space for each unit 70 m<sup>2</sup> or more of gross floor area;
- ~~(b) —~~ the Director of Planning, in consultation with the General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the provision of scooter storage spaces in lieu of bicycle parking spaces; and
- ~~(c) —~~ for a child day care facility, a parking requirement of a minimum of one standard size drop off/pick-up space for every eight full-time equivalent children in attendance, and a minimum of two parking spaces for child care staff.

[10677; 13-04-09]

**9 ~~————~~ Acoustics**

~~————~~ All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

<b>Portions of units containing living accommodation</b>	<b>Noise levels (Decibels)</b>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

[10677; 13-04-09]

**8 Horizontal Angle of Daylight**



- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.
- 8.3 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.
- 8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.
- 8.5 An obstruction referred to in section 8.3 above means:
  - (a) any part of the same building excluding permitted projections; or
  - (b) the largest building permitted on any adjoining site.
- 8.6 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.

## **10 9 Severability**

A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

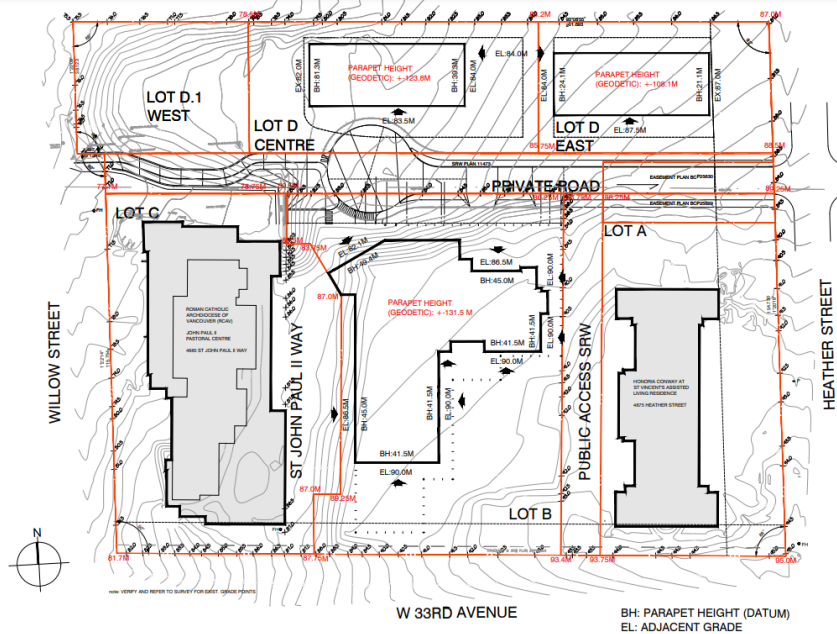
**11 10** *[Section ~~H~~ 10 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

[9203; 05 11 23]

\* \* \* \* \*

749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way  
FORM OF DEVELOPMENT DRAWINGS

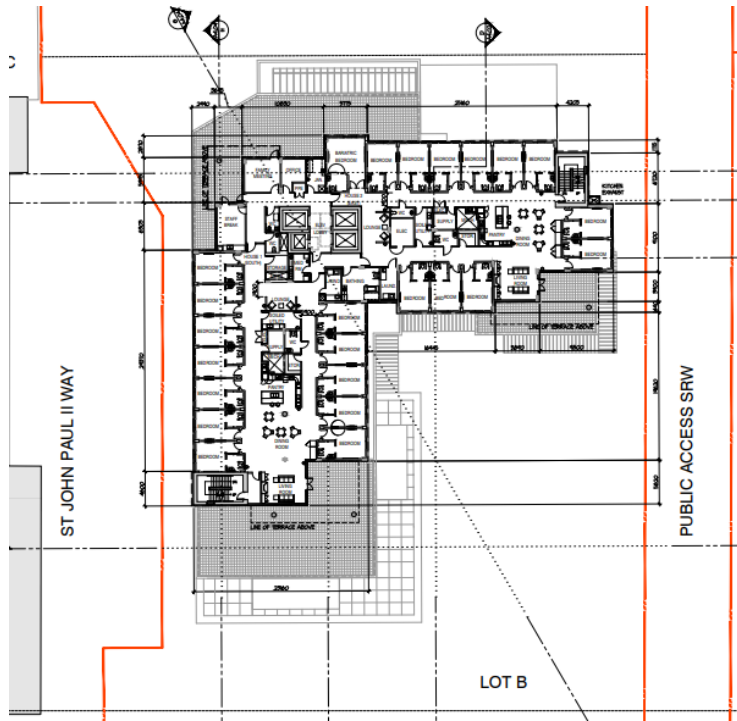
Site Plan



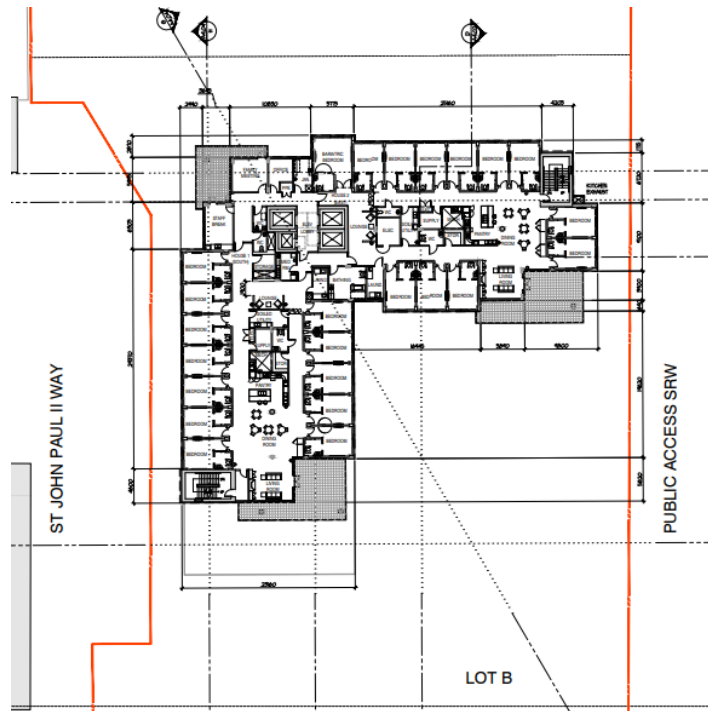
Ground Level – Sub-area B (Care Facility)



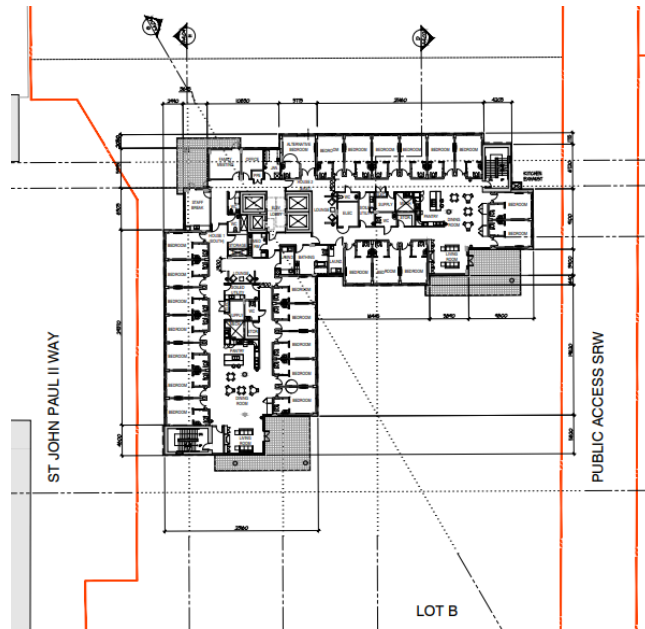
**Level 2 – Sub-area B (Care Facility)**



**Typical Levels 3 & 4 – Sub-area B (Care Facility)**



**Typical Levels 5 to 13 – Sub-area B (Care Facility)**



**Long Term Care Facility – Sub-area B – North Elevation (Massing)**





### Long Term Care Facility – Sub-area B – East Elevation (Massing)



### Long Term Care Facility – Sub-area B – South Elevation (Massing)



**Long Term Care Facility – Sub-area B – West Elevation (Massing)**



**Residential Building(s) Massing – Sub-area D – Aerial View Looking Northeast**



\* \* \* \* \*

**749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John  
Paul II Way  
URBAN DESIGN PANEL**

The Urban Design Panel (UDP) reviewed the original rezoning application package on October 25, 2023. This proposal was a 13-storey long term care facility and the addition of Multiple Dwelling Uses to allow for six and 13-storey rental residential buildings. A summary of the decision is provided below. The full meeting minutes can be found [online](#):

***EVALUATION: SUPPORT WITH RECOMMENDATIONS (7/0)***

**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 considered under the Cambie Corridor Plan. Nicholas concluded the presentation with a description of the site and a summary of the rezoning proposal.

Omar Aljebouri, 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. Omar 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. The proposed height increase.
2. The proposed minor plaza's location and overall design (e.g. proximity to the active link, flexibility, stepping, surface treatment).
3. Any advice for the Development Permit Stage.

**Applicant's Introductory Comments:**

The applicant Dys Architecture noted the objectives and gave a general overview of the project.

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 MARGOT LONG and seconded by GEOFF LISTER and was the decision of the Urban Design Panel:

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

- The Chair summarized the consensus items as their design development recommendations.

**Summary of Panel Consensus Comments:**

1. Encourage increasing density allowed on this site.
2. Further design development to review accessibility throughout the site and through development of accessibility strategy.
3. Further develop the landscape to be reflective of the campus nature of adjacent properties, with clarity given to how user groups can use and interact with the spaces.
4. Review shadowing and impact on Ronald MacDonald House.
5. Review signification existing trees and integrate them clearly into the proposal.

**Panel Commentary:**

Panel in general was supportive of the height and density.

A Panelist noted the height and density of the two towers to the north and the lot, east of the grove trees could use further design development.

Panel in general encouraged further maximizing of density and design for parking lot.

A Panelist noted wheel chair may get trapped at the interblock connection and Panelist suggested to connect it with a ramp.

A Panelist noted preservation of trees is missing from this application.

Panel in general was supportive of the plaza at grade.

A Panelist encouraged looking at sustainability strategies such as having a green roof.

A Panelist noted concerns with fencing around the entire project, in particular the childcare entrance and no engagement with the plaza. Panelist suggested further design solutions to make childcare entrance more clear and welcoming and plaza more engaging.

A Panelist noted the multipurpose space could be more public facing and engaging with the plaza.

A Panelist noted the project is inclusive to family and residents which can be further refined.

A Panelist encouraged further exploring accessibility solutions for families visiting, bike lanes, loading bays, residents, and access to transit stops.

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

\* \* \* \* \*



749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way  
**PUBLIC CONSULTATION SUMMARY**

**1. List of Engagement Events, Notification, and Responses**

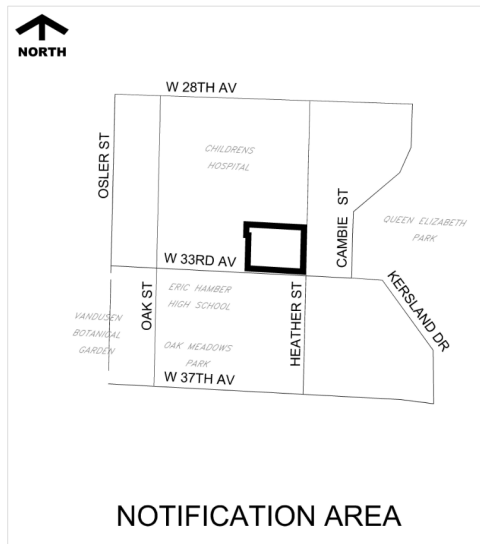
	Date	Results
<b>Events</b>		
Question and Answer Period/Virtual open house (City-led)	September 13, 2023 – October 10, 2023	82 participants (aware)* <ul style="list-style-type: none"> <li>• 28 informed</li> <li>• 9 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	September 19, 2023	1,634 notices mailed
<b>Public Responses</b>		
Online questions	Sept 13, 2023 - Oct 10, 2023	0 submittal
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	August 2023 – February 2023	25 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	August 2023 – February 2023	25 submittals <ul style="list-style-type: none"> <li>• 20 responses</li> <li>• 1 response</li> <li>• 4 responses</li> </ul>
Other input	August 2023 – February 2023	0 submittal
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	August 2023 – February 2023	339 participants (aware)* <ul style="list-style-type: none"> <li>• 119 informed</li> <li>• 25 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:

- **Long-term care facility:** The long-term care facility is needed for seniors in the community. Elder care will improve senior wellness and quality of life.
- **Rental housing:** Residential rental is supported at this location.
- **Outdoor amenity space:** The outdoor amenity space is a great addition. The setback from West 33rd Avenue creates a large yard area appropriate for families.
- **Height, massing, and use:** The height, massing, and use is appropriate for the proposed development.

Generally, comments of concern fell within the following areas:

- **Height:** The height of the proposal would be too tall. Long-term care facilities should be lower to prevent elevator bottlenecks. Stair use is not ideal for seniors, especially for evacuation during disasters.
- **Traffic:** The proposed development will increase traffic congestion in the area located near Eric Hamber High School.
- **Parking:** There is not enough vehicle parking for this proposed development. Visitors and staff will have difficulty finding parking.

- **Forested area:** The forested area on the south side of West 33rd Avenue is unattractive. The area should be made more wild or landscaping should be done to improve walkability.

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:*

- The proposed development transitions well between BC Women's and Children's Hospital, and the Heather Lands.
- Road alignment is a good consideration to reduce traffic around hospitals.
- Childcare is supported here.

*General comments of concern:*

- The trees on Willow Street should be protected.
- The neighbourhood should remain residential not commercial.
- There was a lack of notice about the rezoning from the Planning Department.

*Neutral comments/suggestions/recommendations:*

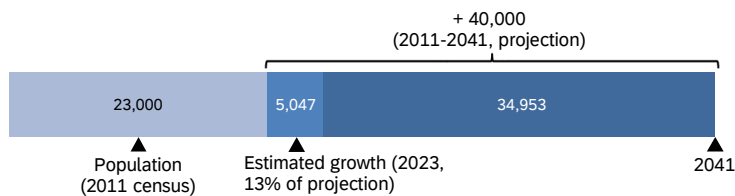
- Consider more height for this building.
- There should be a fire lane at the back of the building and other fire safety planning.
- The Willow St bike route should be extended.

\* \* \* \* \*

**PUBLIC BENEFITS IMPLEMENTATION DASHBOARD  
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue**  
Updated 2023 year-end

**3. POPULATION GROWTH<sup>a</sup>**

4. The Cambie Corridor has grown by approximately 5,050 people since the 2011 census. The plan projects an additional growth of approximately 34,950 people by 2041.

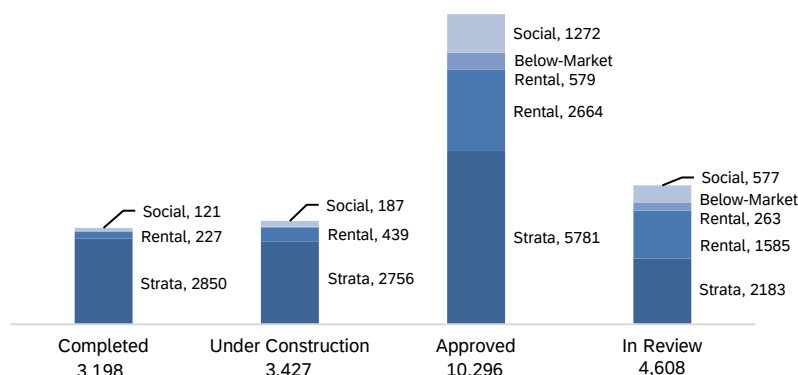


**5. DEVELOPMENT ACTIVITY (UNITS)<sup>b</sup>**

Recent rezoning approvals:

- [4711-4787 Cambie Street](#)
- [5515-5525 Elizabeth Street](#)
- [5235-5275 Kersland Drive](#)
- [618 West 32nd Avenue](#)
- [5079-5161 Ash Street](#)

*\*This list does not include any townhouse developments under the RM-8A/AN District Schedule*



**PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)<sup>c</sup>**

✓ On track to achieving targets     
 ➔ Some progress toward targets, more work required     
 ○ Targets require attention

TARGETS <small>See Chapter 13 of the <a href="#">Cambie Corridor Plan</a> for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING / DESIGN	PROGRESS
<b>HOUSING<sup>d</sup></b> <ul style="list-style-type: none"> <li>• ~ 4,700 additional secured market rental units</li> <li>• ~ 2,250 additional social housing units</li> <li>• ~ 400 additional below-market rental units</li> </ul> <p><i>*Gross numbers of units reported</i></p>	<ul style="list-style-type: none"> <li>• 227 secured market rental units</li> <li>• 121 social housing units</li> <li>• 98 temporary modular housing<sup>e</sup> units</li> </ul>	<ul style="list-style-type: none"> <li>• 439 secured market rental units</li> <li>• 187 social housing units</li> </ul>		14% of secured market rental target achieved 14% of social housing target achieved <span style="color: orange;">➔</span>
<b>CHILDCARE</b> <ul style="list-style-type: none"> <li>• ~ 1,080 additional spaces for children (all age groups)</li> </ul>	<ul style="list-style-type: none"> <li>• Restoration of 8 Oaks Acorn childcare outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>• 135 spaces for children 0-4 yrs (Oakridge Civic Centre, Eric Hamber Secondary School, and 6409-6487 Cambie Street)</li> <li>• 60 spaces for children 5-12 yrs (Oakridge Civic Centre)</li> </ul>		18% of childcare spaces target achieved <span style="color: orange;">➔</span>
<b>TRANSPORTATION / PUBLIC REALM</b> <ul style="list-style-type: none"> <li>• Upgrade/expand walking and cycling networks</li> </ul>	<ul style="list-style-type: none"> <li>• 45th Avenue bikeway improvements</li> <li>• Interim plazas (17th Avenue and Cambie Street; 18th Avenue and Cambie Street)</li> <li>• 29th Avenue and Cambie Street plaza and public art</li> </ul>	<ul style="list-style-type: none"> <li>• Westbound complete street on King Edward Avenue (Yukon Street to Columbia Street)</li> <li>• 49th Avenue transportation upgrades (street paving and bike lane improvements)</li> </ul>	<ul style="list-style-type: none"> <li>• 54th Avenue curb bulge bio-retention upgrade (Cambie Street to Neal Street)</li> <li>• Cambie Street and 31st Avenue closure</li> </ul>	<span style="color: green;">✓</span>

<ul style="list-style-type: none"> <li>Complete Street design on Cambie Street and major streets</li> <li>"Car-light" Heather Street greenway</li> </ul>	<ul style="list-style-type: none"> <li>R4 Rapid Bus on 41st Avenue (bus priority lanes and bus stop improvements)</li> <li>Cambie Complete Streets (35th Avenue to McGuigan Avenue)</li> <li>Ontario Street and 16th Avenue curb bulge bio-retention upgrade</li> <li>Oak Street and 27th Avenue pedestrian and bike signal</li> <li>Eastbound complete street on King Edward Avenue (Yukon Street to Columbia Street) and improved crossing at King Edward Avenue and Yukon Street</li> <li>Slow Streets installation (Ontario Street and West 33rd Avenue)</li> </ul>		<ul style="list-style-type: none"> <li>Cambie Street Complete Streets (30th Avenue to 41st Avenue)</li> <li>Alberta Street transportation and green rainwater infrastructure upgrades</li> </ul>	
<p><b>CULTURE</b></p> <ul style="list-style-type: none"> <li>5 new artist studios</li> <li>Public art</li> </ul>	<ul style="list-style-type: none"> <li>5 public art installations</li> </ul>	<ul style="list-style-type: none"> <li>Cultural space, performance theatre, outdoor performance space, and 2 artist studios (Oakridge Civic Centre)</li> </ul>	<ul style="list-style-type: none"> <li>12 public art installations</li> </ul>	✓
<p><b>CIVIC / COMMUNITY</b></p> <ul style="list-style-type: none"> <li>Oakridge Civic Centre</li> <li>Oakridge library renewal and expansion</li> <li>Additional library branch</li> <li>Hillcrest Community Centre (fitness centre expansion)</li> <li>Firehall #23</li> <li>Community Policing Centre</li> </ul>		<ul style="list-style-type: none"> <li>Community centre and library (Oakridge Civic Centre)</li> </ul>	<ul style="list-style-type: none"> <li>VanDusen and Bloedel Strategic Plan</li> </ul>	✓
<p><b>HERITAGE</b></p> <ul style="list-style-type: none"> <li>5% allocation from cash community amenity contributions in Cambie Corridor</li> </ul>	<ul style="list-style-type: none"> <li>5% allocation from cash community amenity contributions</li> <li>James Residence</li> <li>Milton Wong Residence</li> <li>Turner's Dairy</li> </ul>			✓
<p><b>SOCIAL FACILITIES</b></p> <ul style="list-style-type: none"> <li>Renewal and expansion of Oakridge Seniors Centre</li> <li>Youth hub</li> <li>Non-profit organization centre</li> <li>Additional seniors' centre</li> </ul>		<ul style="list-style-type: none"> <li>Youth and seniors' centre (Oakridge Civic Centre)</li> <li>Non-profit office space (5470 Cambie Street)</li> </ul>		✓
<p><b>PARKS AND OPEN SPACES</b></p> <ul style="list-style-type: none"> <li>New parks on large sites</li> <li>Queen Elizabeth Master Plan and Phase 1 upgrades</li> <li>6 plazas and enhanced open spaces</li> <li>Neighbourhood park improvements</li> </ul>	<ul style="list-style-type: none"> <li>Upgrades to Riley Park and Hillcrest Park</li> <li>Lillian To Park</li> <li>Douglas Park playground renewal</li> <li>Queen Elizabeth Park tennis court resurfacing</li> </ul>	<ul style="list-style-type: none"> <li>New park (Oakridge Centre)</li> </ul>	<ul style="list-style-type: none"> <li>Alberta Street blue-green system and Columbia Park renewal</li> <li>Queen Elizabeth Master Plan</li> <li>Heather Park off-leash dog area</li> <li>Little Mountain Plaza and Wedge Park</li> </ul>	✓

## EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

<sup>a</sup> **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the end of the most recent reporting period.

<sup>b</sup> **Development Activity:** Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved rezoning applications and Development Permits submitted without a rezoning
- In review: In review rezoning applications and Development Permits submitted without a rezoning

<sup>c</sup> Public Benefits Achieved: Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages but have not yet moved to construction. Public benefits secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

<sup>d</sup> Housing – Planning / Design: Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

<sup>e</sup> Temporary Modular Housing: Modular homes that provide supportive housing services to residents with low and moderate incomes who have a need for transitional housing. See the [Housing Vancouver strategy](#) webpage for more information. These 98 social housing units are temporary modular housing that were not anticipated in the Cambie Corridor Plan; therefore, they do not count towards the Plan's housing goal.

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**749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

Rezone to add multiple dwelling as a permitted use, increase the maximum building heights for Sub-areas B and D and update various provisions in the by-law to the current regulatory framework, to allow the development of a 13-storey community care facility with 240 assisted living and long-term care units and a maximum 14-storey rental residential building(s) containing approximately 166 units.

**Public Benefit Summary:**

The proposal will provide a 37-space childcare facility, a 300 sq. m (3,229 sq. ft.) multi-purpose room (both to be retained in ownership by Providence Health) and DCLs.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	CD-1(82)	CD-1 (82)
Floor Space Ratio (Site area = 30,190 sq. m (324,962 sq. ft.))	1.4	1.4
Floor Area	42,266 sq. m (454,947 sq. ft.)	42,266 sq. m (454,947 sq. ft.)
Land Use	<ul style="list-style-type: none"> <li>(a) Adult Day Care Centre;</li> <li>(b) Cultural and Recreational Uses, limited to Fitness Centre;</li> <li>(c) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses permitted;</li> <li>(d) Institutional Uses, limited to Child Day Care Facility, Community Care Facility, Group Residence, Hospital and Social Service Centre;</li> <li>(e) Office Uses, limited to General Office and Health Care Office;</li> <li>(f) Retail Uses, limited to Limited Service Food Establishment and Small-scale Pharmacy;</li> <li>(g) Retail Store (Hospital); and</li> <li>(h) Accessory Uses</li> </ul>	<ul style="list-style-type: none"> <li>(a) Adult Day Care Centre</li> <li>(b) Cultural and Recreational Uses;</li> <li>(c) Dwelling Uses, limited to Multiple Dwelling and Dwelling Units in conjunction with any of the uses listed in this section and to Seniors Supportive or Assisted Housing;</li> <li>(d) Institutional Uses;</li> <li>(e) Live-Work Uses;</li> <li>(f) Office Uses;</li> <li>(g) Retail Uses;</li> <li>(h) Service Uses;</li> <li>(i) Utility and Communication Uses; and</li> <li>(j) Accessory Uses customarily ancillary to the above use.</li> </ul>

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

City-wide DCL <sup>1</sup>	\$4,521,665
Utilities DCL <sup>1</sup>	\$1,811,553
<b>TOTAL</b>	<b>\$6,333,218</b>

<sup>1</sup> Based on by-laws in effect as of September 30, 2023. DCL by-laws 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 and the floor area proposed at the development permit stage.. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

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**749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

<b>Address</b>	749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way
<b>Property Identifier (PID)</b>	007-755-414
<b>Legal Description</b>	Block 1170 District Lot 526 Plan 14699
<b>Registered Owners</b>	Catholic Charities of the Archdiocese of Vancouver

**APPLICANT INFORMATION**

<b>Architect/Applicant</b>	dys Architecture
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**SITE STATISTICS**

<b>Site Area</b>	30,190 sq. m (324,962 sq. ft.)
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**DEVELOPMENT STATISTICS**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>
Zoning	CD-1(82)	CD-1 (82)
Land Use	<ul style="list-style-type: none"> <li>(a) Adult Day Care Centre;</li> <li>(b) Cultural and Recreational Uses, limited to Fitness Centre;</li> <li>(c) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses permitted;</li> <li>(d) Institutional Uses, limited to Child Day Care Facility, Community Care Facility, Group Residence, Hospital and Social Service Centre;</li> <li>(e) Office Uses, limited to General Office and Health Care Office;</li> <li>(f) Retail Uses, limited to Limited Service Food Establishment and Small-scale Pharmacy;</li> <li>(g) Retail Store (Hospital); and</li> <li>(h) Accessory Uses</li> </ul>	<ul style="list-style-type: none"> <li>(a) Adult Day Care Centre</li> <li>(b) Cultural and Recreational Uses;</li> <li>(c) Dwelling Uses, limited to Multiple Dwelling and Dwelling Units in conjunction with any of the uses listed in this section and to Seniors Supportive or Assisted Housing;</li> <li>(d) Institutional Uses;</li> <li>(e) Live-Work Uses;</li> <li>(f) Office Uses;</li> <li>(g) Retail Uses;</li> <li>(h) Service Uses;</li> <li>(i) Retail Store (Hospital);</li> <li>(j) Utility and Communication Uses; and</li> <li>(k) Accessory Uses customarily ancillary to the above use.</li> </ul>
Density	1.4 FSR	1.4 FSR
Maximum Height (Geodetic)	Sub-area A: 106.29 m (349 ft.) Sub-area B: 110.9 m (364 ft.) Sub-area C: 102.2 m (335 ft.) Sub-area D: 100.9 m (331 ft.)	Sub-area A: 106.3 m (349 ft.) Sub-area B: 131.1 m (430 ft.) Sub-area C: 102.2 m (335 ft.) Sub-area D: 131.7 m (432 ft.)
Floor Area	42,266 sq. m (454,947 sq. ft.)	42,266 sq. m (454,947 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 147 Class A bicycle spaces: 340 Class B bicycle spaces: 30 Loading spaces: 7

		Passenger loading spaces: 5
Natural assets	163 on-site trees 9 city trees	Retain 9 city trees Retain 138 on-site trees New on-site trees to be confirmed at the development permit stage

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