



**CD-1 Rezoning: 4910-4950 Willow St**  
Public Hearing – March 11, 2025

# Existing Site and Context



BC Women's and Children's Hospital

Existing Ronald McDonald House

Queen Elizabeth Park

Archdiocese of Vancouver

Eric Hamber Secondary School

Heather Lands

Oak St

W 32nd Ave

W 33rd Ave

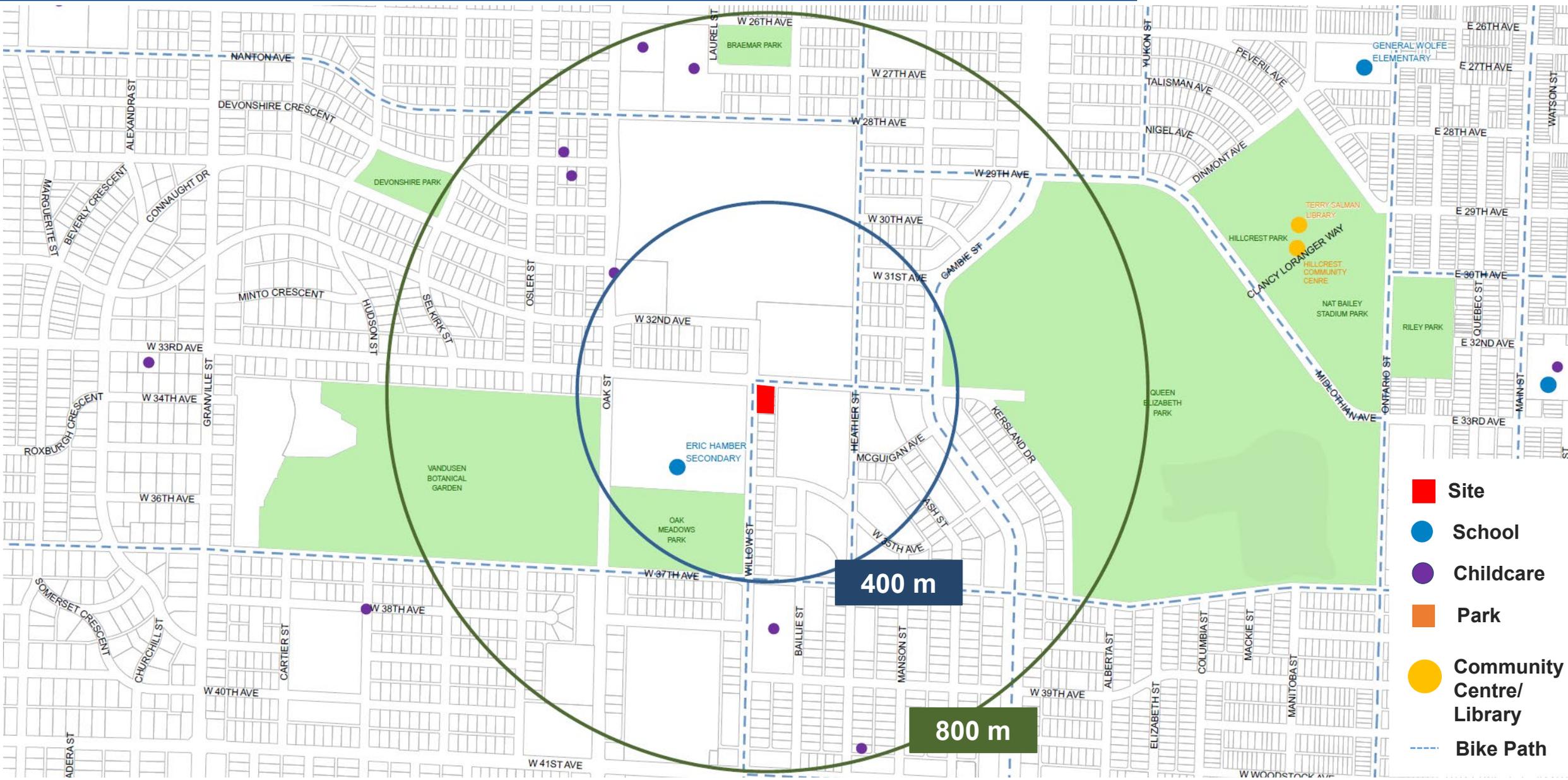
Willow St

Heather St

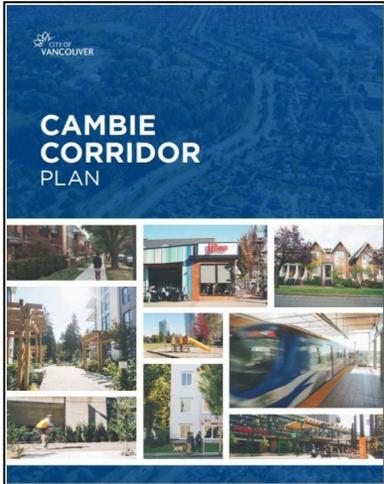
Cambie St



# Local Amenities and Services



# Policy Context



## Cambie Corridor Plan (2018)

- **Queen Elizabeth Neighbourhood**
- **Policy 4.2.8 – Market Housing**
  - 4 storeys for strata or 6 storeys for rental housing
  - Up to 2.5 FSR
- **Policy 14.1.1 (Rezoning of Institutional Sites)**
  - Recognize the importance of non-profit operated institutional uses, as they form an integral part of the city's social fabric
  - Seek to retain and increase these uses in the Cambie Corridor
  - Increases in height and density to facilitate the delivery of institutional uses that provides community serving uses



# Proposal

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- **Application submitted: July 12, 2024**
- New Ronald McDonald House
- 75 units for temporary accommodation for medical care
- On-site support services
- 14-storey mass timber building
  - 1 to 4-storey podium
- Density of 3.78 FSR
- Ample shared indoor and outdoor amenity spaces



# Proposed Use

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- Application proposed “social housing”
- Staff determined “temporary accommodation for medical care” to be more appropriate
- Recommendations include amending DCL By-laws to include new use as subject to reduced DCL rates



# Public Consultation

**Postcards Mailed  
September 16, 2024**

Postcards distributed	2,319
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Questions	0
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Comment forms	19
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Other input	1
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<b>Total</b>	<b>20</b>
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**City-hosted  
Q&A Period  
September 18 to October 1, 2024**



## Comments of Support

- Building design
- Affordable accommodation for families in need
- Appropriate location

## Comments of Concern

- Height and density
- Social housing
- Rezoning process

# Response to Feedback

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## Height and Density

- Additional height and density can be considered to support project viability for institutional uses
- Tower is located at W 33<sup>rd</sup> Ave side of site, providing transition to low density neighbours
- Height is in keeping with emerging context

## Social Housing

- New Ronald McDonald House provides important affordable accommodation options and support services for families from across the province and the Yukon who are receiving medical care at BC Women's and Children's Hospital

## Rezoning Process

- Processed through SHORT Program which expedites social housing projects through the Rezoning, DP and BP processes
- Although not “social housing”, proposal serves a similar function and will continue through the SHORT Program

# Conclusion

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- Application for institutional use may be considered under the *Cambie Corridor Plan*
- Provides important affordable accommodation and support for families seeking medical care in Vancouver
- Staff support application subject to conditions in Appendix B

