



CD-1 Rezoning: 1110-1160 West King Edward Avenue

Public Hearing – June 19, 2025

Existing Site and Context



Local Amenities and Services



Policy Context

Policy

Seniors Housing Rezoning Policy

Approved by Council July 23, 2024
Last amended November 26, 2024



Seniors Housing Rezoning Policy

- Allows for rezoning consideration for institutional uses and seniors housing
- Creates more housing options for aging adults

Community Care Facility – Class B (Institutional Use)

- Operates as a licensed Community Care Facility under the Community Care and Assisted Living Act of British Columbia
- Provides residential care to seven or more persons not related by blood or marriage

Proposal



View South from West King Edward Avenue

- Application submitted March 19, 2024
- Community Care Facility – Class B Use
- 169 units
- 15,306.8 sq. m (164,761 sq. ft.)
- 3.4 FSR
- 6 storeys
- One level of parking

Public Consultation

**Postcards Mailed
June 24, 2024**

**City-hosted
Q&A Period
June 26 to July 9, 2024**

Comments of support

- Housing to support aging population

Comments of concern

- Height
- Density
- Massing
- Neighbourhood character

Postcards distributed	740
------------------------------	------------

Questions	0
------------------	----------

Comment forms	39
----------------------	-----------

Other input	0
--------------------	----------

Total	39
--------------	-----------

Aware: 171

Informed: 79

Engaged: 26

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – Fixed Rate	\$427,992
Development Cost Levies (DCLs)	\$5,110,329
Public Art	\$326,226
Total Value	\$5,864,547

Conclusion

- Institutional use enabled through the *Seniors Housing Rezoning Policy*
- Delivery of 169 community care facility units
- Staff support application subject to conditions in Appendix B



View South from West King Edward Avenue and Osler Street