REFERRAL REPORT

Report Date:	May 6, 2025
Contact:	Cathy Joe
Contact No.:	604.829.9230
RTS No.:	17962
VanRIMS No.:	08-2000-20
Meeting Date:	May 20, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

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

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-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Marcon Developments Ltd., on behalf of Amica King Ed & Osler Seniors Inc., the registered owner of the lands located at:

- 1160 West King Edward Avenue [*PID 011-073-951; Lot 3 Block 674 District Lot 526 Plan 5767*];
- 1150 West King Edward Avenue [*PID 011-073-969; Lot 4 Block 674 District Lot 526 Plan 5767*];
- 1136 West King Edward Avenue [*PID 011-073-977; Lot 4A Block 674 District Lot 526 Plan 5767*];
- 1122 West King Edward Avenue [*PID 011-073-985; Lot 5 Block 674 District Lot 526 Plan 5767*; and
- 1110 West King Edward Avenue [*PID 011-073-993; Lot 5A Block 674 District Lot 526 Plan 5767*];

to rezone the above properties from R1-1 (Residential Inclusive) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.70 to 3.4 and the maximum building height from 11.5 m (37.7 ft.) to 28 m (91.9 ft.) with additional height for a portion with rooftop amenity, to permit the development of a six-storey, 169-unit Community Care Facility – Class B be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, 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 Shift Architecture received on March 19, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

B. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

C. THAT Recommendations A and B be adopted on the following conditions:

(i) THAT the passage of the above resolution 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 rezone the properties at 1110-1160 West King Edward to a CD-1 (Comprehensive Development) District to permit the development of a Community Care Facility, intended for seniors.

Staff have assessed the application and conclude that it meets the intent of the *Seniors Housing Rezoning Policy*. Staff support the application, subject to design development and other conditions. 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

- Vancouver Plan (2022)
- Seniors Housing Rezoning Policy (2024)
- Seniors Housing Strategy (2024)
- Seniors Housing, Community Care Facility and Group Residence Guidelines (2024)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Urban Forest Strategy (2014, amended 2018)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

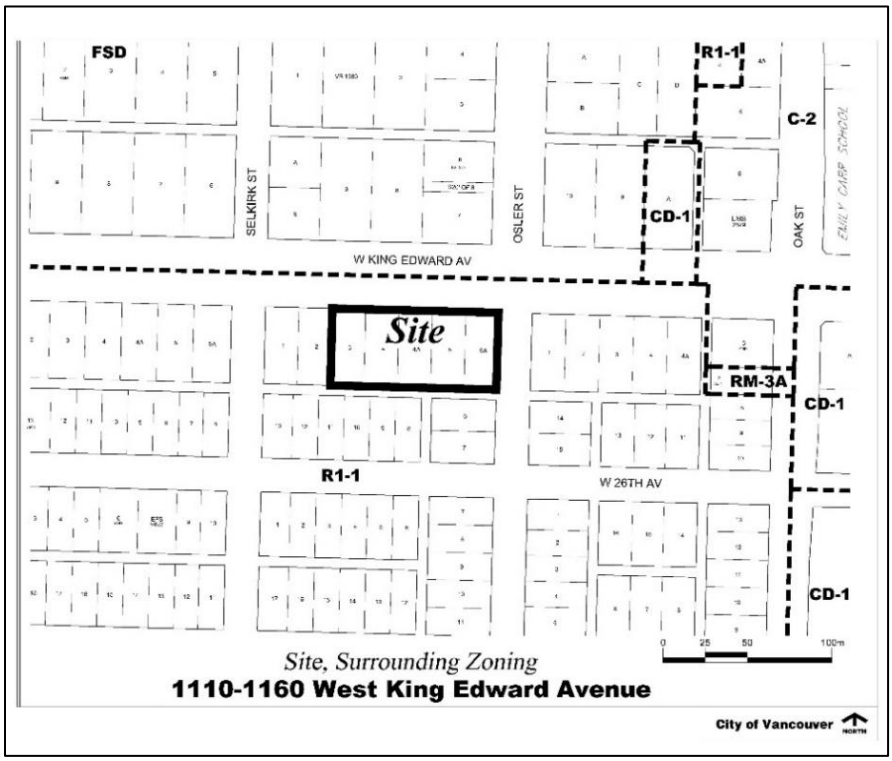
REPORT

Background/Context

Site and Context

The subject site is zoned R1-1 (Residential Inclusive) and is located at the southwest corner of West King Edward Avenue and Osler Street (Figure 1). The site size is 4,502 sq. m (48,459 sq. ft.) with a frontage of 98.5 m (323 ft.) along West King Edward Avenue and an approximate depth of 45.7 m (150 ft.).

Figure 1: Surrounding Zoning and Context



The site contains five single detached houses constructed in 1946 (1110-1136 West King Edward Avenue) and 1928 (1150-1160 West King Edward Avenue) and are not listed on the *Vancouver Heritage Register*. One of the five existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP).

Properties surrounding the site are zoned R1-1 and FSD (First Shaughnessy District) and generally developed with single detached houses. A small commercial node, King Edward Mall, is located one block to the east at the intersection of West King Edward Avenue and Oak Street.

Neighbourhood Amenities – The following amenities exist in the area:

- **Public Parks** – Devonshire Park (650 m), Braemar Park (700 m), Douglas Park (1 km), and Shaughnessy Park (1.1 km);
- **Community Spaces** – Douglas Park Community Centre (900 m); and
- **Childcare Facilities** – Carr After School Care (500 m), Little Munchkin Daycare (500 m), Djavad Mowafaghian YMCA Child Care Centre (950 m), Douglas Park Academy (1 km).

Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council in 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved Plan will serve as a framework with further implementation planning work to follow over the next two to four years. The proposal addresses priorities within the *Vancouver Plan*.

Seniors Housing Rezoning Policy – The *Seniors Housing Rezoning Policy* was approved by Council on July 23, 2024 with the intent to create more housing options, with and without care supports near transit, green spaces and off busy streets for older adults to age in their community. The policy allows for Community Care Facility projects of up to six-storeys and up to 3.5 FSR along arterial streets.

Community Care Facility – Class B and Group Residence Guidelines (Guidelines) – The Zoning and Development By-law defines a "Community Care or Assisted Living Facility – Class B" as a use providing residential care to seven or more persons not related by blood or marriage, in an operation that is licenced as a community care facility or registered as an assisted living facility in compliance with the Community Care and Assisted Living Act of British Columbia. The Guidelines support the integration of community care residences throughout the city by providing a framework for assessing applications. This framework considers the needs of residents, suitability of location, siting and building form.

Strategic Analysis

1. Proposal

The application proposes a six-storey, privately owned and operated, 169-unit Community Care Facility intended for seniors, offering assisted living and long-term care (Figure 2). The proposal includes a floor area of 15,306.8 sq. m (164,761 sq. ft.), a building height of 28 m (91.9 ft.) and a FSR of 3.4. Resident drop-off and underground vehicle access are proposed from the lane.

Figure 2: Project Perspective Looking from King Edward Avenue

2. Land Use

This application proposes an institutional, Community Care Facility use, intended for seniors consistent with the intent of the *Seniors Housing Rezoning Policy*.

The project is supported by directions and policies within the *Seniors Housing Strategy*, which recognizes that more long-term care and assisted living options are critical to allowing older adults to age in a safe and secure home. Providing these options within neighbourhoods will provide opportunities for local residents to downsize or move to a building with health supports within their existing community, allowing people to age in the right place.

3. Form of Development, Height and Density (Refer to drawings in Appendix D and statistics in Appendix H)

In assessing urban design performance, staff considered urban design best practices given the *Seniors Housing Rezoning Policy.*

Form of Development – This application is consistent with the *Seniors Housing Rezoning Policy* for a six-storey Community Care Facility. In the absence of built-form guidelines, staff used urban design best practices such as contextual fit, transitions to the surroundings, setbacks, building dimensions, interface and pedestrian experience, and on-site private amenities. The proposal fits within the future context ensuring neighbourliness and contribution to the pedestrian experience.

Height – The *Seniors Housing Rezoning Policy* anticipates six storeys. The proposed height is within the policy's permitted maximum for a low-rise building. The CD-1 by-law includes additional height to accommodate a potential partial-storey rooftop amenity per the Zoning and Development By-law. The partial storey would be set back to limit its visibility.

Density – The *Seniors Housing Rezoning Policy* anticipates a density that is site-specific and varies with urban design performance. The proposal meets this expectation and proposes a density of 3.4 FSR.

Public Realm and Interface – The proposal includes setbacks along King Edward Avenue for a landscape front yard that animates the public realm. Active uses have been located along King Edward Avenue and ground-oriented units have been provided along Osler Street and the lane.

Private Amenity Space – The development offers on-site common indoor and outdoor amenity spaces for the residents on various floors.

Urban Design Panel – A review by the Urban Design Panel was not required due to the project's consistency with the expectations of the *Seniors Housing Rezoning Policy* and general urban design best practices.

Staff reviewed the site-specific conditions and have concluded that the proposal reflects the *Seniors Housing Rezoning Policy* and general urban design best practices and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Tenants

The rezoning site contains existing rental residential uses, including five units of secondary housing.

One out of the five existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). Ineligible tenants are previous homeowners. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants that meets the requirements of the City's TRPP and is summarised in Appendix E of this report.

All residential tenancies are protected under the provincial Residential Tenancy Act.

5. Transportation and Parking

The site is served by regular bus service along West King Edward Avenue and is one block away from bus service along Oak Street, which both are part of TransLink's Frequent Transit Network (FTN). The King Edward Canada Line Station is approximately 1.1 km away to the east.

Vehicle and bicycle parking are provided over one level of underground parking, accessed from the lane. The application proposes 36 vehicle spaces, two bicycle spaces and two loading spaces. Parking and loading are to meet the Parking By-law at the development permit stage.

Engineering conditions require public realm improvements along West King Edward Avenue, Osler Street and the lane including new sidewalks, curb ramps, upgraded street lighting and upgraded intersection street lighting at West King Edward Avenue and Osler Street as set out in Appendix B.

6. 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 analysis detailing design and construction strategies to meet anticipated embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfill energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove

trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

The site contains 29 on-site trees, five off-site trees, and 11 City trees. All onsite trees except for one are proposed to be removed due to poor health and conflicts with the building footprint. All City trees except for one are proposed to be protected. All off-site trees are to be retained. The proposal anticipates substantial replacement trees throughout the site. The final number of new trees will be confirmed at the time of development permit. See Appendix B for landscape and tree conditions.

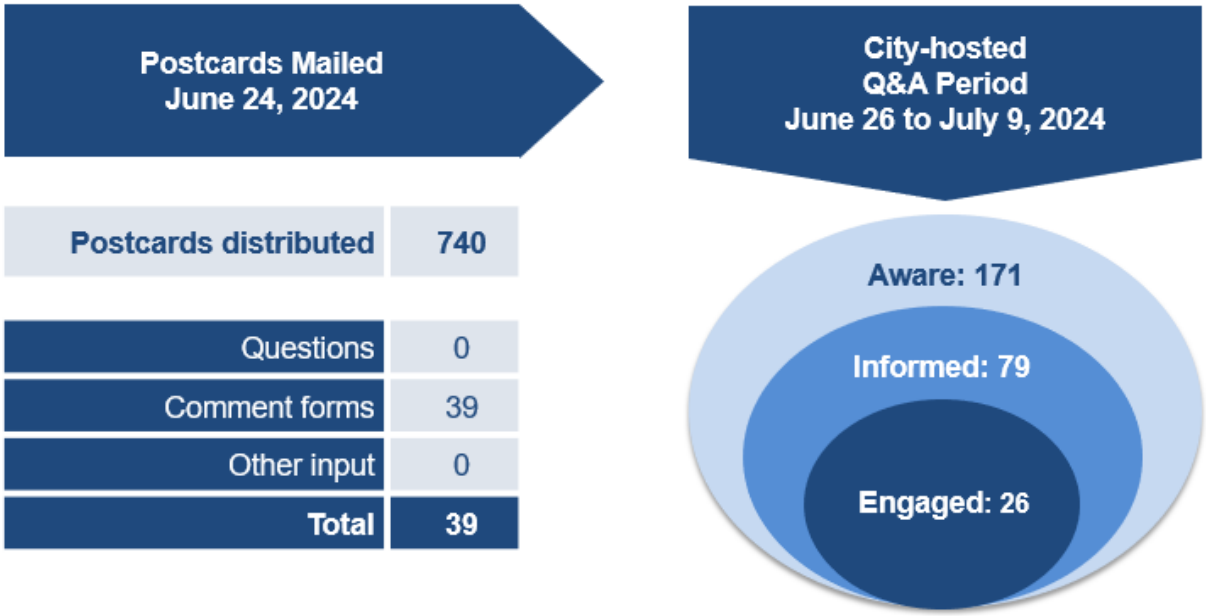
7. Public Input

Public Notification – A rezoning information sign was installed on the site on June 12, 2024. Approximately 740 notification postcards were distributed within the neighbouring area on or about June 24, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from June 26 to July 9, 2024. Questions were submitted by the public and posted with a response over a two-week period.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 39 submissions were received.

Figure 3: 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:

- **Aging population:** This project supports the aging population by providing a dedicated seniors facility.

- **Seniors care:** The development includes provisions for senior's care, ensuring that residents receive the support and services needed to maintain their quality of life.

Generally, comments of concern fell within the following areas:

- **Building height and scale:** The proposed development is considered too tall and does not fit the scale of the surrounding neighbourhood.
- **Location:** The proposed development is not suited to this location and would be better placed in an area that can accommodate its size and density without disrupting the existing community.
- **Neighbourhood character:** The development does not fit or maintain the character of the neighbourhood.

Response to Public Comments

The six-storey building adheres to the permitted height on arterial streets in the *Seniors Housing Rezoning Policy*. City staff considered urban design best practices such as contextual fit and transitions to the surroundings, setbacks, building dimensions, interface and pedestrian experience, and on-site private amenities. The proposal fits within future context ensuring neighbourliness and contribution to the pedestrian experience.

8. Public Benefits

Community Amenity Contributions (CAC) - The application is subject to the institutional CAC target rate. The applicant has offered a cash CAC of $427,992 based on 12,155.4 sq. m. (130,840 sq. ft.) increase in allowable floor area and the institutional target rate applicable to this application. The cash CAC from this rezoning application will be allocated to support the delivery of public benefits that aim to serve on a local and/or city-wide basis. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

Development Cost Levies (DCLs) –The site is subject to the City-wide and Utilities DCLs, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2024, and the proposed 15,306.8 sq. m (164,761 sq. ft) of residential floor area, the DCLs are estimated to be $5,110,329.

Public Art Program – The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290.0 m² (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of $21.31 per m² ($1.98 per sq. ft.) for all areas contributing to the total FSR calculation. With an estimated 164,761 sq. ft. contributing to the FSR, this project will contribute a public art budget of approximately $326,226. The Public Art cost is determined at the development permit stage.

A summary of the public benefits associated with this application is included in Appendix G.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide a cash CAC, a DCL contribution and a public art contribution. See Appendix G for additional details.

CONCLUSION

Staff review of the application has concluded that the proposed land use, form of development, height and density are consistent with the intent of the *Vancouver Plan* and the *Seniors Housing Rezoning Policy*. The proposal would supply 169 community care units, which the applicant intends for use by seniors.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions generally shown in Appendix A, with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

1110-1160 West King Edward Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[*Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.*]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Uses

3. Subject to 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 within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Institutional Uses, limited to Community Care or Assisted Living Facility - Class B; and

   (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Floor Area and Density

4.1 Computation of floor area must assume that the site area is 4,502 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

4.2 The maximum floor space ratio for all uses combined must not exceed 3.4, except that the floor space ratio of all floors at or above finished grade must not exceed 3.3.

4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

4.4 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, except that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor 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 of 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, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches, porte-cochère 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^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(f) all storage area below base surface for non-dwelling uses.

Building Height

5.1 Building height must not exceed 28 m.

Access to Natural Light

6.1 Each habitable room must have at least 1 window on an exterior wall of a building.

6.2 For the purposes of section 6.1 above, habitable room means any room except a bathroom or a kitchen.

* * * * *

1110-1160 West King Edward Avenue
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 Shift Architecture, received on March 19, 2024.

THAT, prior to approval of the form of development, the Applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

1.1 Design development to build upon neighbourliness.

Note to Applicant: Explore reducing the building return along the westerly property line to minimize overlook. Unit orientation should generally avoid looking directly at neighbouring sites. Orienting a unit to the front, rear or exterior side enhances livability.

Landscape

1.2 Provision of further detailed assessment in a revised arborist report for the safe retention of Tree #450 in light of proposed paving within its tree protection zone and the proposed exhaust directly next to it.

Note to Applicant: An updated “tree protection drawing” should be included in the revised arborist report showing all proposed elements. More comments may be forthcoming at the DP stage upon receipt of this information.

1.3 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.

1.4 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.

1.5 Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable;

Note to applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board at pbdevelopment.trees@vancouver.ca for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, 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. Call Park Board for inspection after tree planting completion*".

1.6 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*".

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) 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. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Sustainability

1.7 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended November 27, 2024) 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 Rezonings – Process and Requirements.*

Social Policy

1.8 Provision to include passenger drop-off area located in close proximity to south entrance. The covered entry should be large enough to accommodate emergency vehicles, HandyDart and leisure buses.

1.9 Provision for the entrance on West King Edward Avenue, although not intended to be drop off and pick up entrance, to be recognizable and accessible to visitors approaching from West King Edward Avenue. Once inside visitors should be able to easily navigate to highly visible reception or greeting area.

1.10 Provision of benches with overhead protection in close proximity to building entrances and provision of accessible seating and washrooms in foyer/reception area.

1.11 Provision to ensure incorporation of wayfinding design components in common corridors e.g. differentiation in appearance. Corridors and common areas should meet or exceed accessibility standards with incorporation of suitable flooring and lighting, noise mitigation, handrails, signage to locate toilets, and adequate corridor width to allow residents and visitors in wheelchairs or using walkers to pass each other unimpeded.

1.12 Provision to ensure main outdoor paths are designed to be wide enough for two users either walking or in wheelchairs to pass easily. Consider incorporating a looped path system in secure courtyard area(s) to support wandering and requirements for physical activity. Provide level walking surface with minimal glare, slip resistant treatment with seating along the way. Edge paving will support way finding and assist residents in staying on the hard surface. Handrails should be incorporated for those who are unsteady on their feet. Residents will have a habit of using handrails or walkers indoors and a continuation of that design element and physical support will allow them to be more confident going outdoors.

1.13 Provision for consideration of a ‘family room’ space: a private area for any family visiting from a remote location due to a residents’ illness or passing. This space should include furnishings that adjust for overnight stays including a television and internet access.

1.14 Provision of an operating plan, which must include, but may not be limited to information on details such as the following:

- Anticipated resident profile for each type of unit (independent living, assisted living and memory care)
- Confirmation of tenure of the units
- Staff: resident ratio for each care level in the building
- Meals service
- How common spaces will be used and programmed
- Others services provided on site
- Plan for end-of-life
- On-site emergency response and evacuation plan for non-ambulatory residents (24/7)

Note to Applicant: The operating plan is required at the development permit and building permit stages of the permitting process.

1.15 Provision for alignment with the recently approved Seniors' Housing Strategy, including Design Guidelines; and, with the Community Care Facility – Class B & Group Residence Guidelines.

Note to Applicant: Additional information and refinement may be required with respect to the design attributes of the facility to incorporate evidence-based design interventions that support social abilities, functionality and well-being of older adults in long-term care settings.

Engineering

1.16 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, 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 occupancy permit issuance. Please contact Engineering Services at 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

1.17 The owner or representative is to contact Engineering Services at 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-day lead time is required 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

1.18 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.

1.19 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.20 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Update plan to include staging area slope and confirm staging area size is suitable for all garbage and recycling containers.

Refer to the Garbage and Recycling Facility Storage Amenity Design Supplement for more information. Guidelines: Garbage and Recycling Storage Facility Design (vancouver.ca)

1.21 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) 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) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. 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 deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(iii) “The required Green Infrastructure improvements on 1110 West King Edward Avenue will be as per City-issued design.”

Note to Applicant: Callouts and dimensions must be included along with the note. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

“All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

(i) Nonstandard surface treatments from City property.

Note to Applicant: Remove pavers and nonstandard landscaping proposed along West King Edward Avenue. Surface treatments in hardscape areas of the boulevard are to be in standard concrete only.

(ii) Portions of proposed retaining wall shown encroaching into Osler Street on sheets A3.02 and L6.0, and delete portions of proposed footings, signage and retaining wall shown encroaching into West King Edward Avenue on sheet L7.1.

Note to Applicant: A separate sign permit under the sign by-law will be required to consider/approve the location and type of signage.

(iii) Existing retaining wall encroachment from City boulevard along Osler Street.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes 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 design guidelines and construction standards.

1.22 Provision of loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

(a) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft) wide, with suitable access to facilitate goods loading /unloading.

Note to applicant: Council approved amendments to the Parking Bylaw for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

1.23 Update the architectural plans to provide:

(a) Dimensions of columns and column encroachments into parking spaces.

(b) Identification of columns in the parking layouts.

(c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions.

(d) Ramp/parkade warning and/or signal systems details, including locations of lights, signs and detection devices.

(e) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.24 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details the:

(a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development 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.

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

1.26 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and 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; and

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

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.

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

1.27 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx.

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 and the Director of Legal Services for the consolidation of Lots 3,4, 4A, 5 and 5A, all of Block 674, District Lot 526, Plan 5767 to create a single parcel.

2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the 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 site will be issued until the security for the services are 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. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

(a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by R.F. Binnie and Associates Ltd. dated April 29. 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on Osler Street and 300 mm on West King Edward Avenue. Should the development require water service connections larger than the main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrade. The maximum water service connection size is 300 mm.

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.

As per the City of Vancouver Building Bylaw, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 1110–1160 West King Edward Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm sanitary sewer and 600 mm storm sewer on West King Edward Avenue.

Development to be installed with backflow preventor within the property and upstream of site service connections to sewer mains as per City's standard.

The City of Vancouver will deliver the sewer upgrades on Osler St (2026). The applicant is to regularly inform the Development Water Resources Management (DWRM) Branch (utilities.servicing@vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the sewer delivery. If the DWRM Branch is not kept informed of the developer's schedule, the Occupancy permit approval may not meet the developer's schedule.

(c) Provision of street improvements with appropriate transitions, along West King Edward Avenue adjacent to the site, including:

(i) 2.1 m wide broom finish saw-cut concrete sidewalk.

(ii) Pedestrian curb ramps at the intersection of West King Edward Avenue and Osler Street.

Note to Applicant: 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 design guidelines and construction standards. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

(d) Provision of street improvements with appropriate transitions, along Osler Street adjacent to the site, including:

(i) 2.1 m wide broom finish saw-cut concrete sidewalk.

(ii) Full depth asphalt pavement restoration from curb to curb along the site's frontage.

Note to Applicant: Road reconstruction on Osler Street to meet City higher zoned standards.

Note to Applicant: 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 design guidelines and construction standards. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

(e) Provision of street improvements with appropriate transitions, along the lane adjacent to the site, including:

(i) Full depth pavement reconstruction.

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.

(ii) Relocate the two existing lane catch basins to the centerline.

(iii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Osler Street.

Note to Applicant: Refer to https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx.

(f) Provision of speed humps in in the lane south of West King Edward Avenue between Osler Street and Selkirk Street.

(g) Provision of green infrastructure improvements adjacent to the site to the satisfaction of the General Manager of Engineering Services, including installation of:

(i) Installation of a rainwater tree trench (RTT) on West King Edward Avenue to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-resources.aspx

(h) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

(i) Provision of Osler Street/West King Edward Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

(j) Provision of new or replacement duct banks that meet current City standard.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables that connect to existing electrical and communication infrastructure.

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(k) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

(l) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect.

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20231003/documents/r2.pdfand will be due prior to issuance of the Development Permit.

Housing

2.3 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.

(b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the demolition permit. The Report must include, but may not be limited to the names of any tenants; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of demolition permit, the City may request an additional Interim Tenant Relocation Report be submitted.

(d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Community Amenity Contribution – Cash Payment

2.4 Pay to the City the cash Community Amenity Contribution of $427,992, which the applicant has offered to the City and which is to be allocated to support the delivery of public benefits that aim to serve on a local and/or city-wide basis. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Public Art

2.5 Execute an agreement satisfactory to the Director of Legal Services and the Director of Arts, Culture and Community Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a Public Art checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

2.6 As applicable:

(a) Submit a site disclosure statement to Environmental Services;

(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 to Applicant: 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.

* * * * *

1110-1160 West King Edward Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

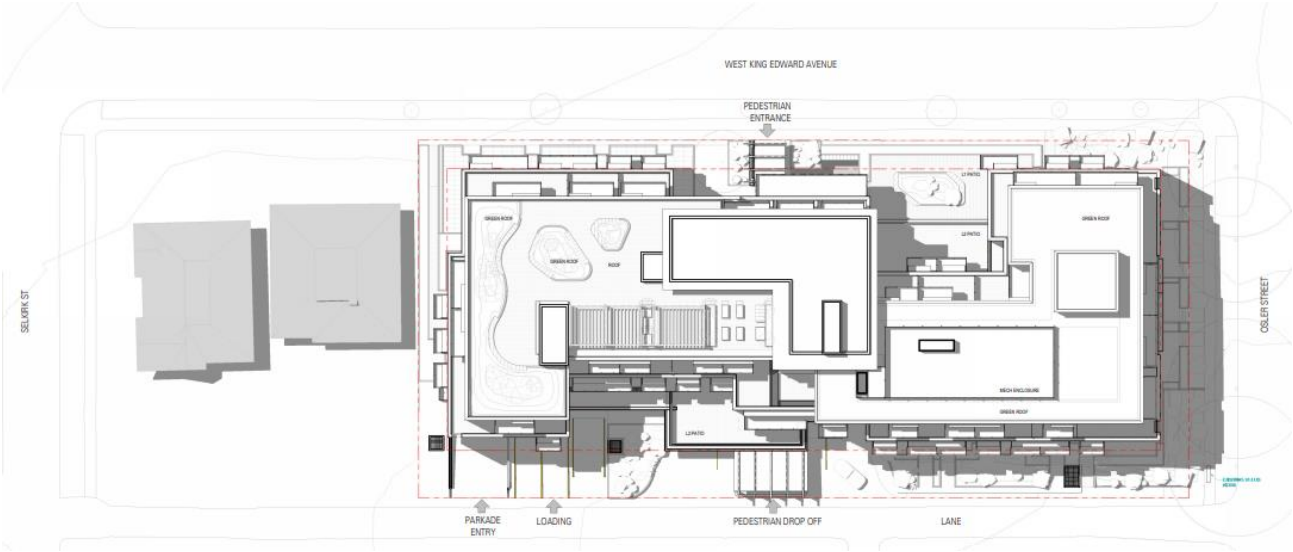
Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

(a) *Lot 3 Block 674 District Lot 526 Plan 5767; PID 011-073-951;*
(b) *Lot 4 Block 674 District Lot 526 Plan 5767; PID 011-073-969;*
(c) *Lot 4A Block 674 District Lot 526 Plan 5767; PID 011-073-977;*
(d) *Lot 5 Block 674 District Lot 526 Plan 5767; PID 011-073-985;* and
(e) *Lot 5A Block 674 District Lot 526 Plan 5767; PID 011-073-993.*

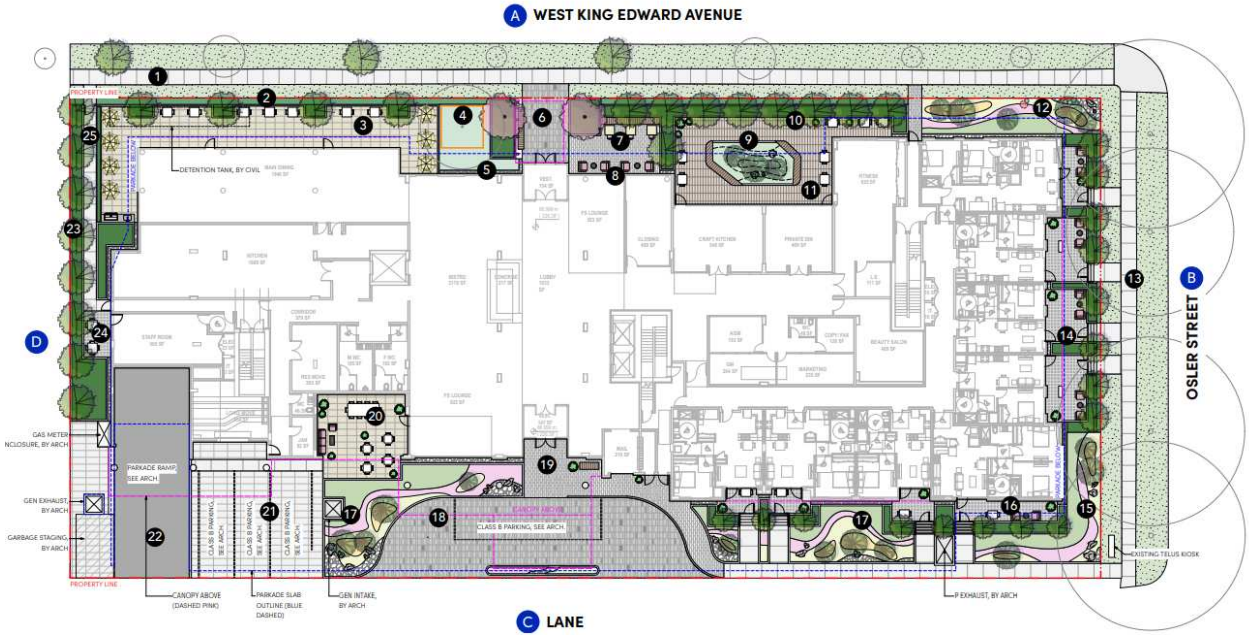
* * * * *

1110-1160 West King Edward Avenue
FORM OF DEVELOPMENT DRAWINGS

Site Plan



Landscape Plan



South Elevation (Lane)

East Elevation (Osler Street)

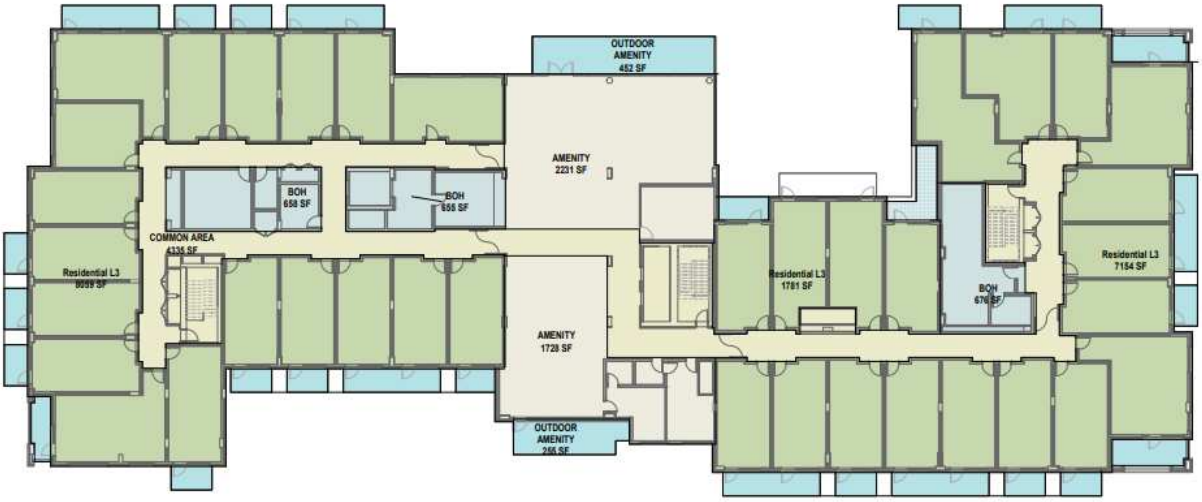
West Elevation

View from West King Edward Avenue

Floor Plan – Level 1

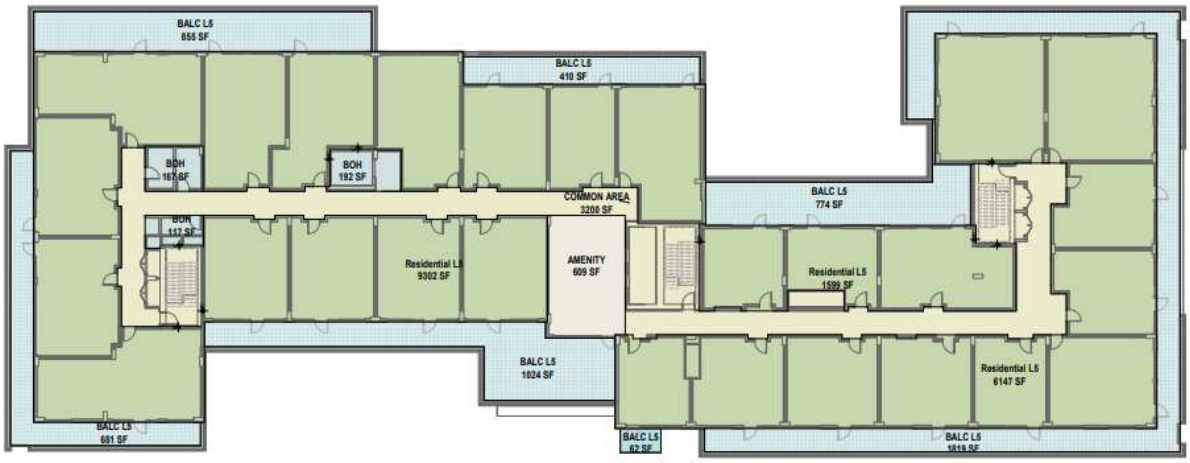
Floor Plan – Level 2

Floor Plan - Level 3

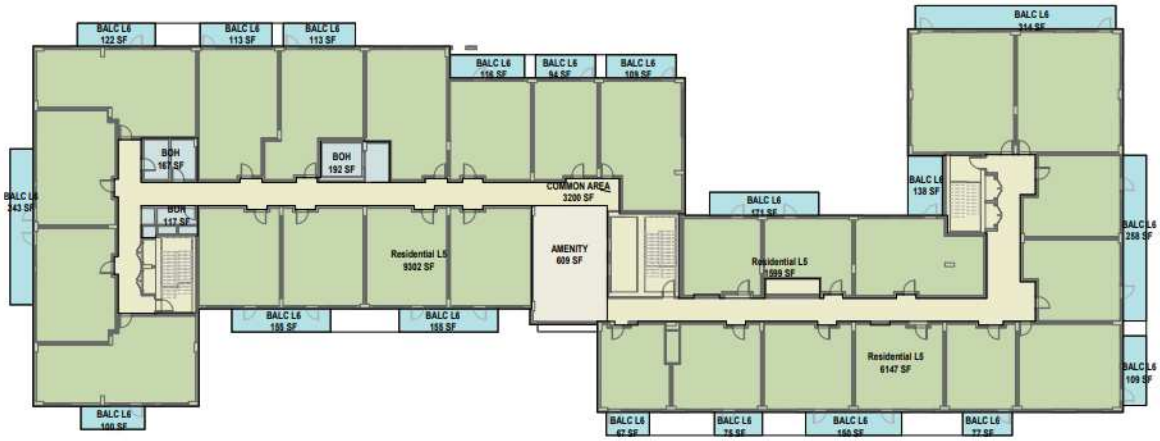


Floor Plan - Level 4

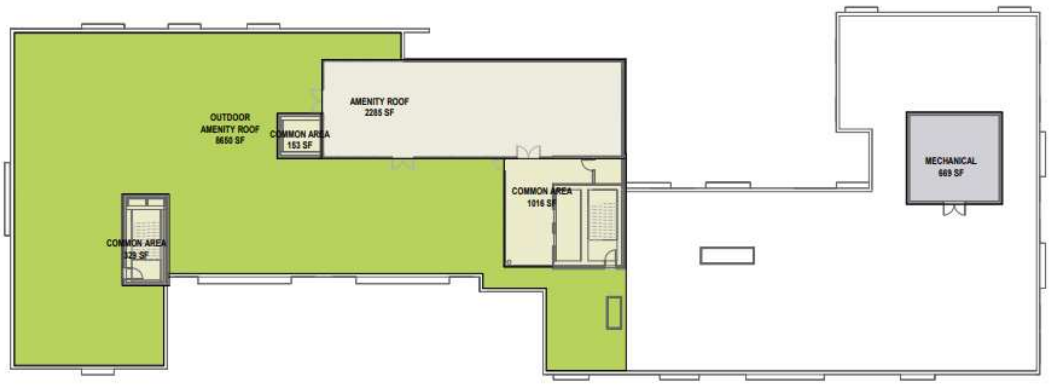
Floor Plan - Level 5



Floor Plan- Level 6



Floor Plan - Roof Plan



1110-1160 West King Edward

SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	• Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	• A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	• Staff will distribute tenant needs assessment surveys and these surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barrie to Appropriate Housing	• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	• No Right of First Refusal will be available as replacement housing is a Senior Care Home Facility.

* * * * *

1110-1160 WEST KING EDWARD AVENUE
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

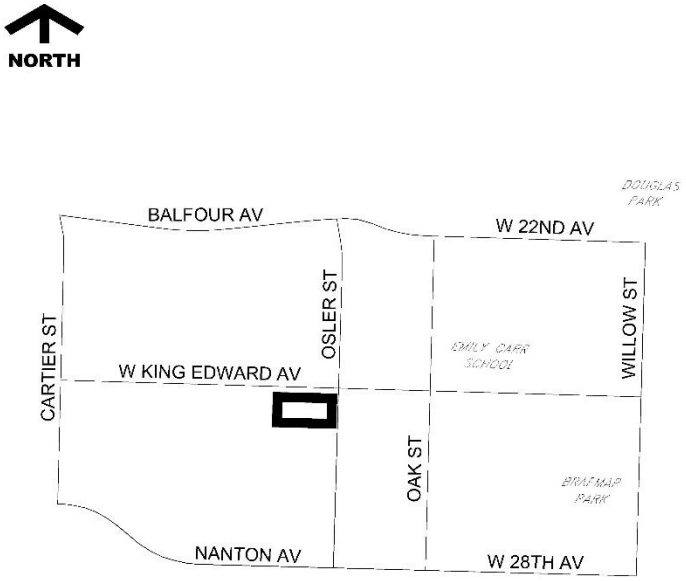
	Date	Results
Event		
Question and Answer Period (City-led)	June 26, 2024 – July 9, 2024	171 participants (aware)* • 79 informed • 26 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	June 24, 2024	740 notices mailed
Public Responses		
Online questions	June 26, 2024 – July 9, 2024	0 submittal
Online comment forms • Shape Your City platform	June 2024 – January 2025	39 submittals
Overall position • support • opposed • mixed	June 2024 – January 2025	39 submittals • 15 responses • 21 responses • 3 responses
Other input	June 2024 – January 2025	0 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June 2024 – January 2025	825 participants (aware)* • 324 informed • 40 engaged

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



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:

- **Aging population:** This project supports the aging population by providing a dedicated seniors facility.
- **Seniors care:** The development includes provisions for seniors' care, ensuring that residents receive the support and services needed to maintain their quality of life.

Generally, comments of concern fell within the following areas:

- **Building height and scale:** The proposed development is considered too tall and does not fit the scale of the surrounding neighbourhood.
- **Location:** The proposed development is not suited to this location and would be better placed in an area that can accommodate its size and density without disrupting the existing community.
- **Neighbourhood character:** The development does not fit or maintain the character of the neighbourhood.

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 is supported in this location given proximity to amenities and services.
- The building design is supported and considered attractive.
- The building height is appropriate.

General comments of concern:

- The proposed development will negatively affect traffic and congestion in the area.
- The building is too tall.
- The proposed development does not match the heritage character of the neighbourhood.
- There is not enough vehicular parking and parking in the surrounding area will worsen.

Neutral comments/suggestions/recommendations:

- A lower or mid-rise building would be preferred to what has been proposed, with specific preference for two storeys.
- The rezoning application should not be approved as proposed.
- The proposed building should adhere to the heritage architectural style of the neighbourhood.
- Senior's housing should not require unique rezoning or require rezoning at all.

* * * * *

1110-1160 West King Edward Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Rezone to permit a six-storey, 169-unit Community Care Facility – Class B

Public Benefit Summary:

The proposal would provide DCLs, a public art contribution and a cash community amenity contribution.

	Current Zoning	Proposed Zoning
Zoning District	R1-1	CD-1
FSR (site area = 4,502 sq. m (48,459 sq. ft.))	0.70	3.4
Floor Area	3,151.4 sq. m (33,921 sq. ft.)	15,306.8 sq. m (164,761 sq. ft)
Land Use	Residential	Institutional – Community Care or Assisted Living Facility – Class B

Summary of Development Contributions Expected Under Proposed Zoning

City-Wide DCL[1]	$3,891,142
City-Wide Utilities DCL[1]	$1,219,187
Community Amenity Contribution – cash	$427,992
Public Art[2]	$326,226
TOTAL	**$5,864,547**

[1]Based on by-laws in effect as of September 30, 2024. 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. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for details.

[2] Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and procedures for Rezoned Developments for details.

* * * * *

1110-1160 West King Edward Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Address	Property Identifiers (PIDs)	Legal Description	Registered Owner
1110 West King Edward Avenue	011-073-993	Lot 5A Block 674 District Lot 526 Plan 5767	Amica King Ed & Osler Seniors Inc.
1122 West King Edward Avenue	011-073-985	Lot 5 Block 674 District Lot 526 Plan 5767	Amica King Ed & Osler Seniors Inc.
1136 West King Edward Avenue	011-073-977	Lot 4A Block 674 District Lot 526 Plan 5767	Amica King Ed & Osler Seniors Inc.
1150 West King Edward Avenue	011-073-969	Lot 4 Block 674 District Lot 526 Plan 5767	Amica King Ed & Osler Seniors Inc.
1160 West King Edward Avenue	011-073-951	Lot 3 Block 674 District Lot 526 Plan 5767	Amica King Ed & Osler Seniors Inc.

Applicant Information

Architect	Shift Architecture
Developer/Owner	Marcon Developments Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Site Area	4,502 sq. m (48,459 sq. ft.)	4,502 sq. m (48,459 sq. ft.)
Land Use	Residential	Institutional – Community Care or Assisted Living Facility – Class B
Maximum Density	0.7 FSR	3.4 FSR
Floor Area	3,151.4 sq. m (33,921 sq. ft.)	15,306.8 sq. m (164,761 sq. ft.)
Maximum Height	11.5 m (38 ft.)	28 m (91.9 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Per Parking By-law to be confirmed at the development permit stage
Natural Assets	29 on-site trees Five off-site trees 11 City trees	All onsite trees to be demolished except one; all City trees to be retained except one; all off-site trees to be retained; final number of trees to be confirmed at the development permit stage

* * * * *