

INFORMATION SHEET

2803 West 41st Avenue – Rezoning Application

Date Application Submitted: March 2, 2010
Architect: NSDA Architects
Property Owner/Developer: Revera Incorporated

PROPOSAL:

NSDA Architects has applied to the City of Vancouver to amend the existing CD-1 (Comprehensive Development) District zoning on this site. The proposal is to replace three of the existing buildings with:

- a 6-storey "Main Lodge" building (Seniors Supportive and Assisted Housing);
- a 3-storey "West Wing" building (Seniors Supportive and Assisted Housing); and
- a 2-storey "East Wing" Community Care Facility.

The other buildings existing on the site are proposed to be retained. The rezoning would increase the permitted building height and density as follows:

- **Density** – From 0.6 FSR to 1.12 FSR (i.e. the total building floor area permitted would be equal to 1.12 times the site area, instead of 0.6 times).
- **Height** – From 33 ft. to 79.4 ft. (to accommodate the 6 storey "Main Lodge" building located along 41st Avenue).

DEVELOPMENT STATISTICS:

Site Area: 245,891 sq. ft. (22 844m²)

	Current Zoning	Proposed Zoning
Zoning District	▪ CD-1 District (Comprehensive Development)	▪ CD-1 District Amended
Land Uses	▪ Seniors Assisted Housing (107 units) ▪ Community Care Facility (86 units)	▪ Seniors Assisted Housing (233 units) ▪ Community Care Facility (104 units)
Density	▪ 0.6 Floor Space Ratio (FSR) ▪ 143,677 sq. ft. (13 348 m ²) of total floor space	▪ 1.12 FSR ▪ 275,416 sq. ft. (25 587m ²) of total floor space
Building Height	▪ 33 ft. (10 m) ▪ 3 storeys	▪ 79.4 ft. (24.2 m) ▪ 6 storeys
Parking	▪ minimum of 79 parking spaces required ▪ 82 parking spaces provided	▪ 128 parking spaces required ▪ 140 parking spaces proposed

FOR MORE INFORMATION:

Contact Karen Hoese, Rezoning Planner at 604.871-6403 or karen.hoese@vancouver.ca or visit the Rezoning website at vancouver.ca/rezapps.