



CITY OF VANCOUVER

P1

POLICY REPORT DEVELOPMENT AND BUILDING

Date: July 5, 2004
Author: D Naundorf
Phone No.: 7005
RTS No.: 04296
CC File No.: 5305
Meeting: July 20, 2004

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: CD-1 Text Amendment -
Vancouver General Hospital (Nurses' Residence)
2851 Heather Street

RECOMMENDATION

THAT the application by Brook Development Planning Inc to amend CD-1 By-law No. 4472 for Vancouver General Hospital to increase maximum permitted heights for new structures, decrease minimum setback requirements, add standard residential floor space exclusions, decrease residential parking requirements and add Fitness Centre as a permitted use in sub-area C, in order to permit partial retention and additions to the Nurses' Residence for Multiple Dwelling, Child Day Care and Fitness Centre uses, be referred to a Public Hearing together with,

- (i) plans received May 21, 2004
- (ii) draft CD-1 By-law amendments, generally as contained in Appendix A, and,
- (iii) the recommendation of the Director of Current Planning to approve the application;

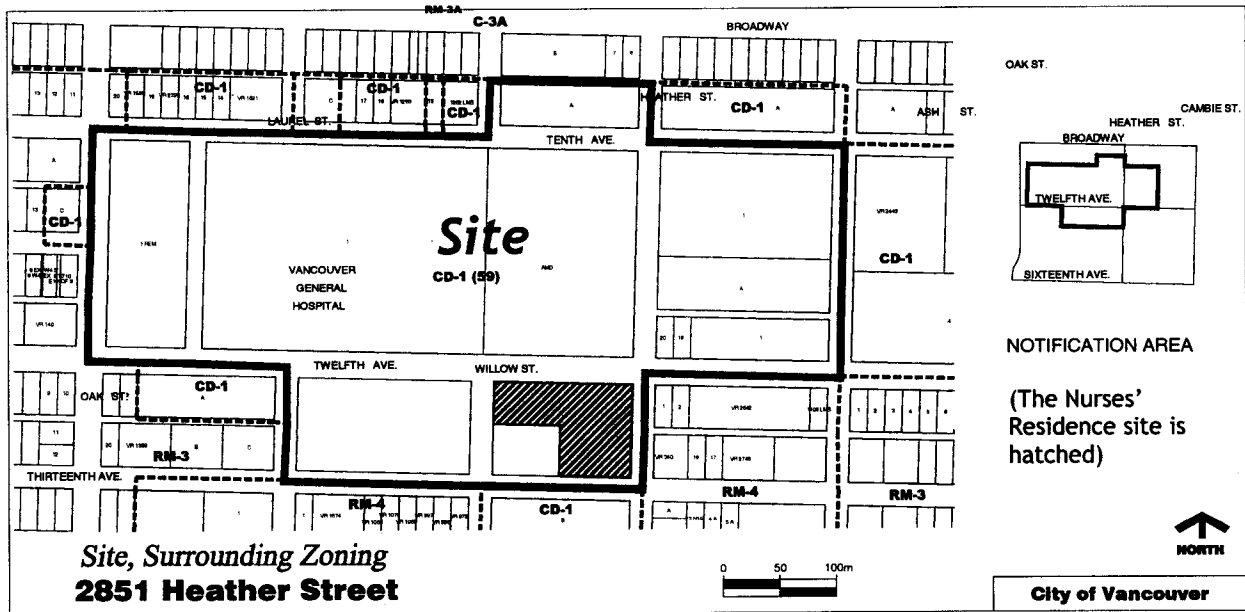
FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at the Public Hearing.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

- On April 22, 2004, Council endorsed a fully cost-recovered planning implementation program for the Vancouver General Hospital (VGH) Precinct. The planning implementation program is assisting VGH through the review of proposed developments within the Precinct, articulating CD-1 text amendments consistent with the VGH Precinct Policy Statement, and processing subsequent rezoning applications. The subject text amendment rezoning application has arisen from this review.
- Vancouver General Hospital (VGH) Precinct CD-1 zoning and guidelines adopted by City Council November 7, 2002, promote sustainable planning principles in new and retrofitted structures, and seek to achieve a moderating transition in use and scale from the Broadway corridor to adjacent lower density residential areas.
- Vancouver General Hospital (VGH) Precinct Policy Statement adopted by Council on June 15, 2000 as the guiding policy for evaluating future zoning and development in the precinct.



PURPOSE and SUMMARY

This report assesses and recommends approval of an application to amend the Comprehensive Development District (CD-1) By-law for Vancouver General Hospital to accommodate the partial re-use of and additions to the 1940's Nurses' Residence. The proposal to renovate and construct additions to the east wing of the Nurses' Residence for a Multiple Dwelling is consistent with the VGH Policy Statement and the general intent of the zoning for this site. Also proposed is the demolition of the north and south wings of the Nurses' Residence and the construction of a new Multiple Dwelling along West 12th Avenue, as anticipated within the CD-1 zoning.

To accommodate this development, the rezoning application proposes the following amendments:

- amend height and setbacks on Heather Street, a portion of 12th Avenue and on 13th Avenue to reflect the existing building and permit additions to it;
- amend the allowable height on a portion of 12th Avenue from 17 m (55.8 ft) to 19m (62.3 ft) to permit an improved form for a new six-storey building;
- permit relocation of the hospital Fitness Centre to this site;
- add a standard clause available in most residential CD-1 By-laws, to exclude in-suite storage from the computation of floor space ratio; and
- reduce required residential parking from 1.1 spaces per unit plus 1 additional space for each 200m² of gross floor area, to 1.1 spaces per dwelling unit.

DISCUSSION

Background: The current CD-1 zoning for the Vancouver General Hospital, was derived from the Vancouver General Hospital (VGH) Precinct Policy Statement which was based on an extensive public consultation process.

The goals and principles of the VGH Precinct Policy Statement include:

- fostering a greater and more legible ordering with a stronger, less institutional sense of identity;
- integrating the precinct more effectively with the surrounding community;
- creating an acceptable transition from a major employment centre to moderate density residential areas; and
- promoting environmentally-friendly “green” building principles in new and retrofitted structures.

The CD-1 By-law for the VGH Precinct permits hospital use throughout the CD-1 district, and also permits residential use for the Nurses’ Residence site. The intent of this flexibility in the zoning was to recognize the opportunity presented by permitting residential and other uses on the Nurses’ Residence site to achieve an improved transition from the higher intensity hospital and research uses to the north to the adjacent medium density residential neighbourhood to the south and east.

Several text amendments are required to accommodate the more specific form of development proposed by the Preliminary Development Application. These amendments are needed to retain, renovate, and develop additions to the existing Heather Street wing of the Nurses’ Residence, and to permit the VGH Fitness Centre to relocate on this site.

The proposed development is consistent with the goals and objectives of the VGH Precinct Policy Statement. The subject text amendments would accommodate a form of development which is better than the original concept and which achieves the goals of the Policy Statement, in a more gracious manner, with more open space.

Uses: The proposed development includes 20,903m² (225,000 sq. ft.) of residential use in two buildings, a 743m² (8000 sq. ft.) daycare facility, 279m² (3000 sq. ft.) of replacement community rooms, currently on-site and administered by the Park Board and a 557m² (6000 sq. ft.) fitness centre for hospital employees to replace the existing on-site “wellness centre.” The development of the 69-space daycare facility fulfills a commitment established by the VGH Master Plan rezoning in 2002. The public use of the two existing community rooms was also secured in 2002, and these would be incorporated into the new development with full accessibility.

Form of Development and Open Space: Two buildings are proposed for this site. The Heather Street residential building is comprised of the east wing of the existing Nurses' Residence. The shape of the original is "mirrored" in an extension to the west on a north-south axis to the same height. A new residential building of 6 stories is proposed along West 12th Avenue, providing a strong built-form edge definition to the proposed Heritage Common open space to the north.

The proposed form of development is consistent with and improves upon the urban design intent of the CD-1 Guidelines for this site. The proposed West 13th Avenue frontage is characterized by a more open "green edge" that would allow passive visual enjoyment of the private open space, daycare activity and some distant views of the North Shore mountains. Local residents would enjoy a significant change in the amount of natural light and openness with the demolition of the east-west wing of the Nurse's Residence that presently dominates West 13th Ave.

The additional 2 m in height along 12th Avenue requested in this application, would permit a raised ground floor. The raised ground floor, which is encouraged by the CD-1 guidelines for this site, would improve livability and privacy of the ground floor units while improving views over 12th Avenue. Raising the ground floor by 2 m would also enhance the utility of proposed residential patios of ground floor units, allowing for a landscaped transition to the street, and would permit the hospital to retain a tunnel between the hospital and Day Surgery during construction.

Community and Environmental Benefits: Vancouver General Hospital (VGH) Precinct CD-1 Guidelines seek to promote environmentally-friendly "green" building principles in new and retrofitted structures. The proposed amendments to the height and setbacks permit retention of the Heather Street component of the Nurses' Residence assist in achieving this objective. Almost half of the existing building mass will be retained and renovated, thereby reducing the amount of concrete sent to landfill. Re-use of existing materials also reduces the amount of new concrete construction required, thereby reducing the significant greenhouse gas emissions associated with concrete production. The renovation and construction plan proposes extensive re-use and recycling of materials of the demolished portions of the building which also responds to the policy objective of applying more sustainable building principles on this site.

Staff believe that opportunities for residents to access "green" roofs should be pursued in this development. Green roofs help reduce rainwater run-off, moderate heat gain/loss and would provide a more attractive rooftop view, particularly from the Heather Street building. Resident access to green roofs is recommended in conditions of approval. (Appendix B.)

Parking, Access, and Circulation: Parking and loading access is proposed to be taken from a single crossing on West 12th Avenue. This driveway serves as a central vehicular turn-around providing surface drop-off parking for the proposed daycare and loading for all uses. Staff support this access location as it minimises traffic filtering into the surrounding residential neighbourhood and preserves the integrity of the existing landscaped character and façade along Heather Street.

The proposed development includes a total of 280 underground parking spaces. 259 of these spaces are allocated for residential use (including 34 allocated as 24/hr visitors' spaces). This is equal to approximately 1.1 parking spaces per dwelling unit which is lower than the current parking provisions for this site which would yield approximately 1.5 parking spaces per unit or a total of 349 spaces for residential use (including

spaces allocated for visitors' parking). The balance of parking is allocated for Daycare, Fitness Centre and Community Room uses and is provided as per the current by-law standards.

Staff are reviewing parking requirements and shortly will be forwarding a report to Council proposing new, reduced standards for much of the city. Staff recommend a standard of 0.75 spaces per dwelling unit plus one space per 250 square metres of floor area for this development, as this location has "high transit" service, given its proximity to Broadway and Cambie Street. Under the proposed new standard, a typical unit of 85 square metres would require 1.09 spaces, versus 1.21 under the current C-3A standard or 1.52 under the RM-4 standard. This reduced standard is unlikely to cause overspill problems, since it is expected that some 20 to 25% of new residents will not own any vehicle (offsetting those households that might have two). Staff believe that vehicle ownership will be lower given the employment opportunities within convenient commuting distance of the site, also an environmental benefit.

Public and Urban Design Panel Input: Staff conducted public consultation related to this proposal (details in Appendix C). The neighbourhood has been generally very supportive of the proposed development. The primary issue for some neighbours is the proposed reduced parking standard. They believe it is inadequate noting the existing parking supply issues in the area. For the reasons noted above, staff support the proposed amount of parking and note it is unlikely to cause overspill problems.

The Urban Design Panel unanimously supported this proposal, and the text amendments necessary to achieve it. (see detailed commentary in Appendix C)

Public Benefit Contributions: Previously approved community amenity contributions reflected in conditions of rezoning and legal agreements related to the VGH Precinct will continue to apply. Other public benefits resulting from previous development approvals also remain in effect. In accordance with Council's motion of April 22, 2004, this rezoning application would not result in any new floor area or new uses within the CD-1 By-law which would generate additional civic amenity needs, therefore no additional amenity contributions need to be offered by the applicant.

Development Cost Levies (DCLs): DCLs will apply to all of the newly constructed floor area in the redevelopment of this site at the approved City-wide rate of \$64.58m² (\$6.00 per sq. ft.) The renovation of the Heather St. wing will be excluded from DCLs.

CONCLUSION

Staff support the uses, density and form of development proposed for this site by this application. The amendments would permit a form of development which is consistent with the intent of the urban design objectives articulated in Council-approved CD-1 Guidelines for this site. The proposed uses and form of development meet several VGH Policy Statement objectives by creating a less institutional identity, integrating the precinct more effectively with the surrounding community, and creating a supportable transition from a major employment centre to moderate density residential areas. A proposed reduced parking ratio is consistent with recommended forthcoming changes to parking standards for residential use in Central Broadway and RM-4 Districts and is therefore supported. The retention and re-use of the Heather Street portion of the Nurses' residence is consistent with the Policy

objective of applying environmentally-friendly "green" building principles. The proposed re-use and recycling of materials of the demolished portions of the building further these objectives and design development conditions of this rezoning will apply additional green building principles to new construction.

The Director of Planning recommends that the application be referred to Public Hearing and that it be approved, subject to proposed conditions of approval presented in Appendix B.

DRAFT AMENDMENTS TO CD-1 BY-LAW NO. 4472

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

Uses

- In Section 4.2.2, add Fitness Centre as a permitted use in Sub Area C.

Floor Space Ratio

- In Section 6.3 add residential storage space to the list of items which must be excluded from the computation of floor space ratio, as per the RM-4 District Schedule.

Height

- In Section 7.1.1, increase maximum permitted height to 31m for additions to the existing Nurses' Residence in Area 1 (to be redefined as the area between 12th Avenue and 13th Avenue, extending no more than 30m west of the east site boundary adjoining Heather Street.)
- In Section 7.1.2, increase maximum permitted height to 19m in Area 2 (to be redefined as extending eastward from the west site boundary adjoining Willow Street to no more than 30m west of east site boundary adjoining Heather Street.)
- Figure 3 to be amended to reflect revised heights

Setbacks

- In Section 8.1.5, decrease the minimum setback to 3.3m
- In Section 8.1.7, decrease the minimum setback to 3.25m
- In Section 8.1.8, decrease the minimum setback to 3.7m
- Figure 4 to be amended to reflect revised setbacks

Parking

- In Section 10.1.4, amend the minimum parking requirement to 0.75 space per dwelling unit plus one additional space per 250 square metres of floor area.

- Provided that there must be at least 20 parking spaces for residents' visitor parking, allocated from the parking spaces required under section 10.1.4 or in addition to them.
- The Director of Planning and General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the substitution of co-operative vehicles and associated parking spaces for required parking spaces at a 1:3 ratio, up to 1 co-operative vehicle for each 60 dwelling units, rounded to the nearest whole number.

PROPOSED CONDITIONS OF APPROVAL

Note: The below are draft conditions which are subject to change and refinement prior to the finalization of the agenda for the Public Hearing.

a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Nigel Baldwin Architects, in plans stamped "Received Planning Department" May 21, 2004 provided that the Director of Planning may approve alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

b) 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:

- i) Design development to the west elevation to reduce apparent project scale.

Note to applicant: Further consideration should be given to fenestration patterning, related proportions of openings and architectural detailing.

- ii) Design development to the westerly portion of the West 12th Avenue fronting building to improve the massing relationship to the Willow Street pedestrian corridor as well as the on-site and Energy Centre open space.
- iii) Design development to clarify, and refine the use of materials for both structures to appropriately distinguish one from the other while respecting the overall design intent for architectural expression informed by the existing building to be retained.
- iv) Design development to ensure that entries are appropriately announced for visitors.
- v) Confirmation of studio unit's bed area enclosure system to ensure adequate daylight access when needed.
- vi) Design development to the Heather Street frontage at the southeast corner to better mediate grade and more carefully screen/secure daycare play space.
- vii) Design development to overall landscape design to improve quality and better integrate on site circulation associated with the future park and Willow Street interface. Special attention to the design quality of the auto court is required.
- viii) Design development to "green" the West 12th Avenue building roof.

Note to applicant: Consideration should be given to private, or common open space uses for the roof.

- ix) Provision of a conceptual lighting plan for public open space and auto court.

Note to applicant: Coordination with the Willow Street pedestrian corridor lighting intent is required. Fixtures should minimize glare for residents.

- x) Provision of a maintenance and security plan for the on-site open space.
- xi) Provision of a Construction Management Plan.

Note to applicant: The plan should address the anticipated length of construction activity, and related site management including staging, security, parking, deliveries, storage, debris, dust, noise, lighting and communication/24 hour liaison to ensure that impacts to residents and pedestrians are minimized.

- xii) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard for:
 - a) reducing opportunities for theft in the underground parking areas;
 - b) reducing opportunities for break and enter to ground level spaces.
 - c) reducing opportunities for mischief, such as graffiti, specifically through increasing open visibility of public and semi-public areas and;
- xiii) Design development to overall open space design to improve response to programming requirements, CPTED guidelines, compatibility with adjacent sites, way finding and circulation patterns;

Note to applicant: Further consideration should be given to the auto court design (circulation, paving patterns, grade changes and plant massing) to enhance livability and ensure safety for pedestrians. Further consideration should be given to improving pedestrian walkways that integrate the commons, auto court, daycare, Willow Street corridor and VGH Energy Centre. Applicant should liaise with City Staff and adjacent site design consultants to ensure compatibility with VGH Energy Centre, Willow Street corridor, and VGH Precinct future projects.

- xiii) Consideration should be given to restrict west bound, left hand vehicle turning into the auto court;

Note to applicant: At the discretion of City Engineering Streets Division and Planning Staff.

- xiv) Design development to the public realm along 12th and 13th Avenue to change design of street trees, sidewalk and inner boulevard;

Note to applicant: At the discretion of City Engineering Streets Division and Park Board, and in keeping with preferred public realm design, provide street trees in a continuous curbside lawn strip (4' wide). New street trees should be noted "Final species, quantity and spacing to the approval of the City Engineer and Park Board." Contact Eileen Curran (871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (257-8587) of Park Board regarding tree species;

- xv) Design development to the public realm provide double row of trees along 12th Avenue, and 13th Avenue, to increase pedestrian interest.
- xvi) provide detailed large scale (1/4" or 1:50) architectural sections and elevations, illustrating the detailed treatment of the townhouse public realm interface including planter walls, stairs, gates, guardrails, landscaping, soil depth (indicating any underground structures), patios and privacy screens;

Note to applicant: The planting depth required for the long term health of the inner row of trees is 4 feet near the sidewalk and 3 feet near the town house retaining wall. In order to achieve this, the underground slab will need to angle downwards. All proposed planting areas require sufficient soil depth, irrigation and drainage to ensure that trees, shrubs and groundcover will survive;

- xvii) Provision of arboricultural services, where necessary, including submission of reports, site supervision and letters of undertaking;
- xviii) Design development to The Commons, to increase pedestrian interest, provide a double row of trees around perimeter of the lawn area planted on a wide band of compacted crushed gravel, and situate benches within the inner row of trees;
- xix) Design development to provide benches adjacent to sidewalks along 12th Ave. and 13th Ave., where possible;
- xx) Design development to provide landscaped bench areas on corner of Heather St. and 12th Ave. and 13th Ave.,
- xxi) Design development in front of Nurses residence along Heather St. and on inner boulevards to delete sodded lawn and provide suitable shade tolerant groundcover or low layered planting to increase pedestrian interest;

Note to applicant: All layered planting or groundcover to be located on City property at the discretion of City Engineering Streets Division.

- xxii) At discretion of Planning Team, patio planter walls at the street level should be stepped in 2'-0" increments to avoid 4'-0" high walls along the street;
- xxiii) Design development to provide layered planting, low hedging adjacent to all onsite and street street level patio walls (suggest 1'-0" high Winter Gem Boxwood) at the discretion of City Engineering Streets Division;
- xxiv) Provide sections (min. scale 1/4"=1'-0") through all patios and green roofs (street level, above grade, rooftop);
- xxv) Design development to provide permanent seating in auto court drop off area;
- xxvi) Provide automatic irrigation system and irrigation hose bibs for plant beds.

Note to applicant: Notate locations on landscape plan;

- xxvii) Provision of Child Day Care Facility Plans approved by the B.C. Ministry of Health Services Community Care Facilities Branch
- c) THAT prior to enactment of the CD-1 by-law, the registered owner shall at no cost to the City:
- i) Enter into any agreements modifying existing obligations relating to the design, construction and maintenance of the proposed public open space that result from the proposed amendments to By-law 4472, as may be required by the Director of Legal services in consultation with the General Manager of Parks and Recreation.

Site, Surrounding Zoning, and Development: The subject 10 033m² (108,000 sq. ft.) site of this CD-1 Text amendment is referred to as “sub-area C” of the 139 085m² (34.4 acre) Vancouver General Hospital Comprehensive Development District. Sub Area C is located in the Southwest corner of the VGH District and is bounded by 12th and 13th Avenues, Heather and Willow Streets. The site is presently occupied by the Nurses Residence and, VGH Wellness Centre and VGH Day Surgery Centre. The property to the south is zoned CD-1 (137) and is developed with social housing. The properties to the east and southwest are zoned RM-4 and are developed with multiple dwellings.

Proposed Development: The development proposed for this site includes the retention and renovation of the east wing of the existing 1940s Nurses’ Residence along Heather Street, while constructing additions to it for a multiple dwelling. Also proposed is the demolition of the north and south wings of the existing Nurses’ Residence and the construction of a new 19m (6-storey) multiple dwelling along West 12th Avenue.

The ground floor of the retained and extended building is proposed to contain two community rooms, to replace the existing community rooms in the Nurses/ residence, a new Day Care and a replacement for the VGH staff Fitness Centre (“Wellness Centre”).

Proposed Parking Standard: Parking is a significant issue in the VGH neighbourhood. There is a history of parking overspill by Hospital staff on local streets in Fairview Heights that has been an issue for area residents. While the Hospital’s exemplary Transportation Management Plan has spurred improved employee commuting habits, there is still a considerable shortfall of supply within the Hospital Precinct which is to be addressed with future developments. Meanwhile, staff are consulting with the community in attempting to modify curb regulations to bring about improved usability of curb space in favour of the residents.

This rezoning application proposes a residential parking ratio of 1.1 spaces per dwelling unit. To justify this standard, the applicant’s consultant, N. D. Lea, submitted a parking utilization study. The study chose for comparison three recently built and occupied developments in the Arbutus Walk neighbourhood, which lies in proximity to the western end of the C-3A zoning district and has similar characteristics including mix and average sizes of dwelling units, proximity to grocery stores and public transit (i.e. less than five minutes walking distance) and limited availability of nearby by on-street parking.) In its study, Lea determined that a requirement yielding an average of about 1.1 space per dwelling unit would satisfy the observed demand for residents and visitors. That is, the consultant recommended 249 parking spaces for the residential use, instead of the estimated 351 spaces which would be required per the RM-4 standard.

Relying on eastside multiple residential parking studies, including near and away from Skytrain service, and studies in commercial districts scattered about the city, staff are about to bring forward a report to Council proposing new, reduced standards for much of the city. The Lea findings corroborate those of staff, and a standard of 0.75 space

per dwelling unit plus one space per 250 square metres of floor area is to be recommended in consideration of this location having "high transit" service, given its proximity to Broadway and Cambie. Under the proposed standard, a typical unit of 85 square metres would require 1.09 space, versus 1.21 under the current C-3A standard or 1.52 under the RM-4 standard. This reduced standard is unlikely to cause overspill problems, since it is expected that some 20 to 25% of new residents will not own any vehicle [offsetting those households that might have two]. Vehicle ownership should tend to be lower given the concentration of employment within convenient commuting distance of the site, and should not be greater than what was observed at Arbutus Walk given the more central location. Staff believe this magnitude of housing development should be able to support up to four co-operative vehicles. Staff recommend provisions for relaxation of the minimum parking requirement through provision of co-op vehicles and spaces at a net reduction of 2 spaces for each co-op vehicle.

Public Input: The proponent held a public open house on March 10, 2004 to introduce the proposed development to surrounding area residents and business owners. The Open House was attended by approximately 80 people. A majority of respondents to questionnaires at this Open House were supportive of the overall design scheme for this site.

Following submission of the rezoning application, City Staff held a Public Open House followed by a Public Information Meeting on June 7, 2004 related to the proposed development on this site and the adjacent Power Plant. The Open House and Public Information meeting was attended by approximately 70 people, 13 of which filled out comment sheets. The majority of comments expressed at the meeting and in comment sheets expressed support for this proposal. A significant number of people expressed general concern over traffic and parking in the community. Several members of the community stated that the reduced parking standard included in this rezoning application was not appropriate for this development, stating that the existing parking supply problems in the neighbourhood would be exacerbated with the proposed reduced parking standard in this development.

About a dozen phone calls and 10 e-mails were received from residents and other interested parties. Many had attended the Open House and Public Information Meeting and others were contacting the City with comments and questions because they were unable to attend the Open House and Public Information Meeting. Of the comments received by phone and e-mail, a majority raised objections to the proposed lower parking standard proposed by the text amendment application, while supporting the development proposal itself. One resident raised general objections to the proposed development on the site, citing loss of views, increased traffic and a concern over a loss in property value.

Urban Design Panel Commentary: On June 9, 2004, the Urban Design Panel reviewed this proposal and offered the following comments:

“The Panel unanimously supported this application and applauded the re-use of the Nurses’ Residence building. Preservation of the existing façade on Heather Street was considered to be a good gesture to the city and the Panel liked the way it has been handled. The height on 12th Avenue was considered to be appropriate. There were no concerns about the requested Text Amendments.

The Panel found the architectural language very appropriate and supportable: sufficiently different while complementing the existing building. Some Panel members questioned the stepping of the massing on the west side as being too small a gesture and unnecessary because it takes away somewhat from the regular shape of the two buildings. There was a recommendation for greater consideration of how the west façade comes to the ground to make it more pedestrian friendly.

Panel’s Consensus on Key Aspects Needing Improvement:

- design development to simplify the west end of the 12th Avenue building and retain the autonomy of that building as a simple “bar” building;
- design development to enhance to the southeast corner of the daycare where the recess is rather severe.
- design development to enhance the formal logic of the green spaces, with particular emphasis on the auto court. This includes further clarification of the design and detailing strategy of the site with respect to the integration and contrast between both of the adjacent walkway and the power plant site; There was also a suggestion to consider relocating some of the trees that need to be removed.
- explore the possibility of a green roof.

One Panel member questioned the livability of unit 2B3 in terms of daylight access, and a suggestion was made that the entry canopies may be a little understated.

The Applicant responded that they will look at the opportunity for a green roof and said they do intend to further develop the design of the auto court. Special attention will also be given to the base of the west elevation.”

Financial Implications: There are no financial implications associated with this application.

Social Implications: The inclusion of a 69-space daycare facility in the development on this site provides the opportunity for timely delivery of a key component of the VGH master plan as it relates to the provision of childcare facilities. This is consistent with the Vancouver Children’s Policy to ensure that neighbourhoods are planned and

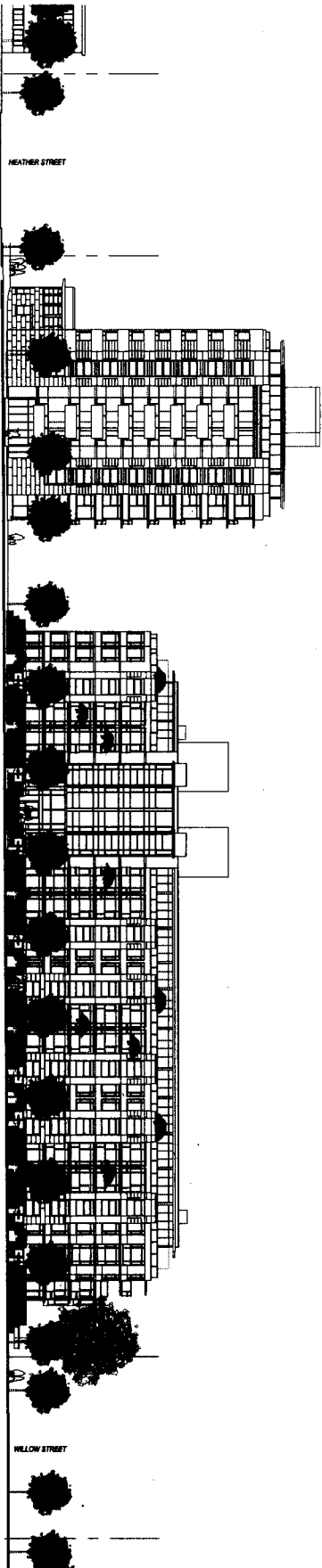
maintained in a manner that provides safe, secure and supportive environments for families and children, and meets the objective set forward in the Statement of

Children's Entitlements for children to "live, learn and play in neighbourhoods that are planned with their developmental needs in mind" and by providing access to high quality, community based child-centred services.

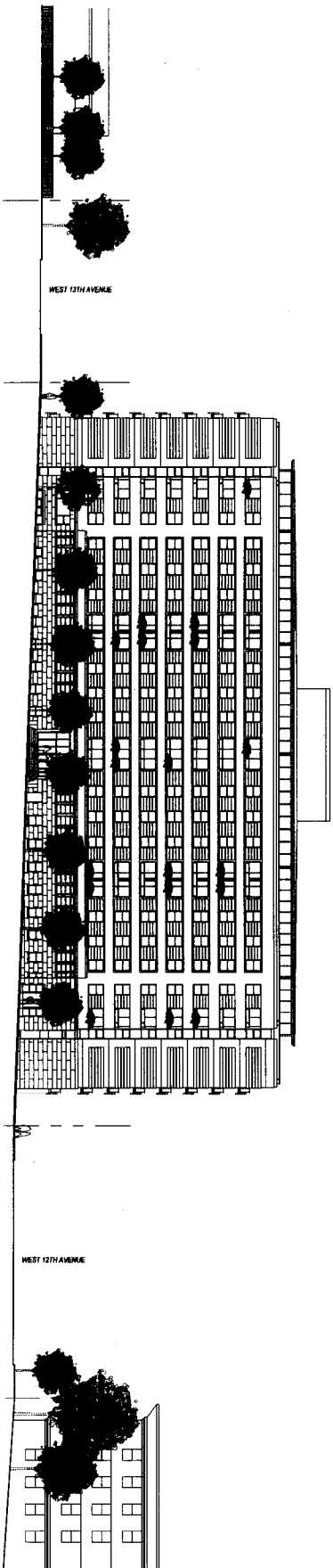
Comments of the Applicant:

"We have no issues or comments to add to the report. We think it describes our proposal fairly and thoroughly. We would like to thank City Staff for all their hard work to date on the project."

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WEST 12TH AVENUE ELEVATION LOOKING SOUTH



HEATHER STREET ELEVATION LOOKING WEST

NIGEL BALDWIN ARCHITECTS

DP103

Drawing No.

Date: 1/17/14

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Checked: [Name]

Comments: [Text]

Project: [Name]

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Client: [Name]

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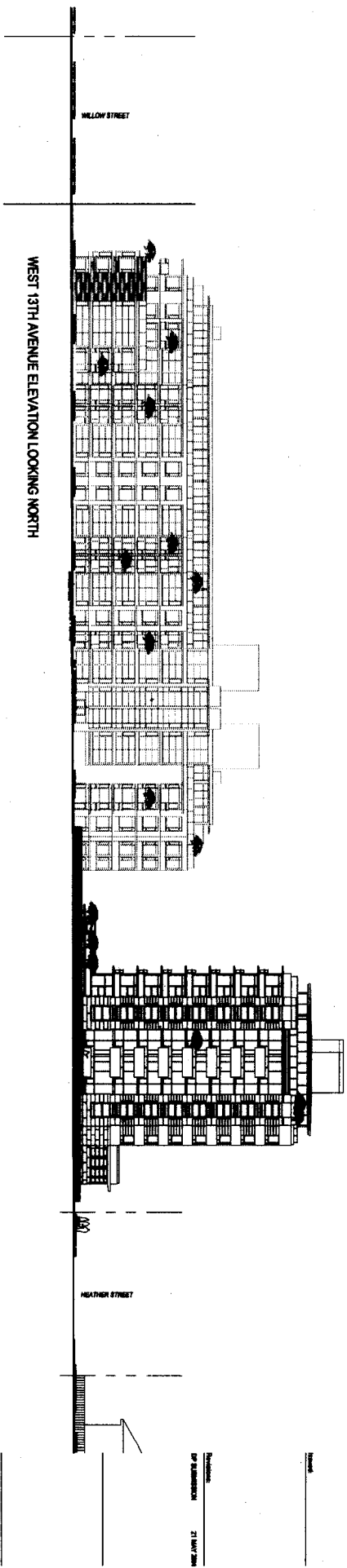
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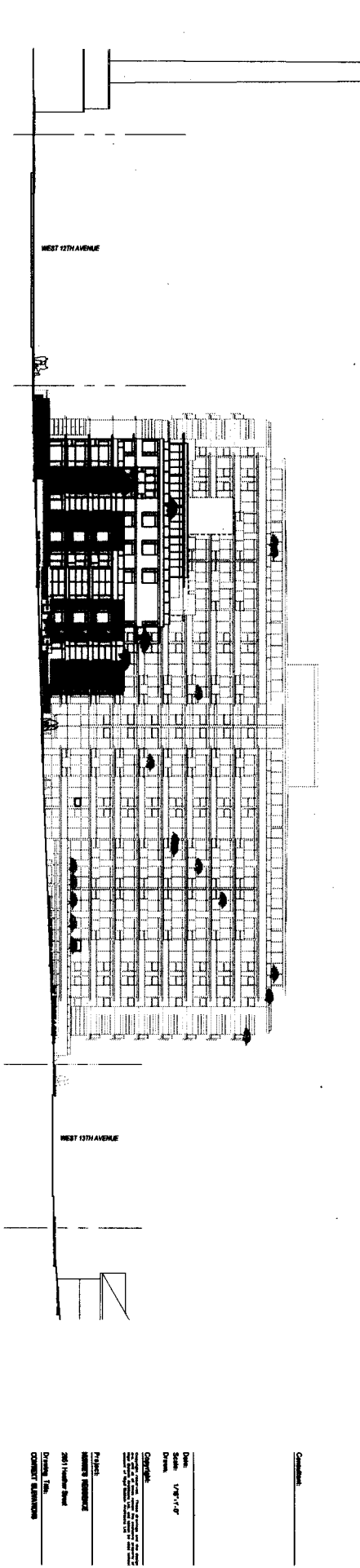
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Contract: [Name]

100 West 13th Avenue, Suite 110
 Denver, CO 80202
 Tel: 303.733.1111
 Fax: 303.733.1112
 www.nigelbaldwin.com



WEST 13TH AVENUE ELEVATION LOOKING NORTH



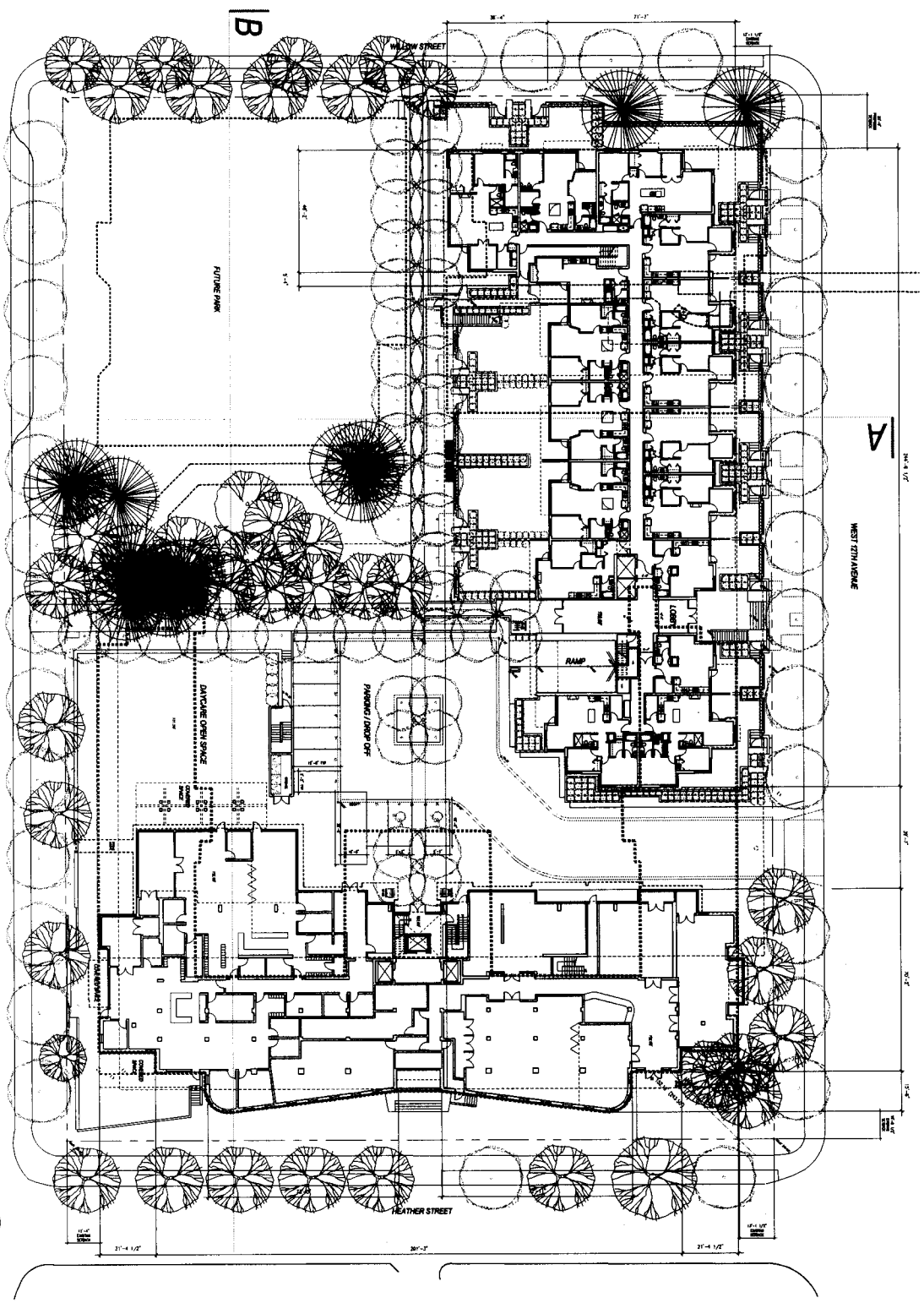
WILLOW STREET ELEVATION LOOKING EAST

Project: 21 MAY 2008
 DP 104

Date: 1/8/08
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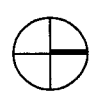
Project: [Name]
 200 13th Ave
 Denver, CO
 Client: [Name]

Nigel Baldwin Architects
 DP104



NOT TO SCALE
 THIS PLAN IS FOR INFORMATION ONLY
 AND DOES NOT REPRESENT A CONTRACT
 FOR THE WORK SHOWN

DATE: 21 MAY 2001



Client: _____

Date: April 2001
 Scale: 1 inch = 8 feet
 Drawn: _____

Project: _____
 Client: _____
 2551 _____

DP201

NIGEL BALDWIN ARCHITECTS

APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Street Address	2851 Heather Street
Legal Description	BLOCK 418 PLAN 1276 D.L. 526
Applicant	Brook Development Planning Inc.
Architect	Nigel Baldwin Architects
Property Owner / Developer	Concert Properties Ltd.

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	10 033 m ² (108,000 sq. ft)	N/A	10033 m ² (108,000 sq. ft)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (IF DIFFERENT THAN PROPOSED)
ZONING	CD-1	CD-1 (Amended)	
USES (sub-area C)	Cultural and Recreational Uses; (Community Centre or Neighbourhood House) Dwelling Uses; Institutional Uses (Child Day Care Facility, Hospital and Special Needs Residential Facility - Congregate Housing)	Add Fitness Centre As a Cultural and Recreational Uses in Sub- Area C;	
MAX. FLOOR SPACE RATIO	2.6	2.1 (sub-area C) add floor space exclusion for residential storage space as per RM-4	
FLOOR AREA (sub-area C)	13 935 m ² (150,000 sq ft) maximum in new construction	12 586 m ² (135,475 sq ft.) new construction - 20 903 m ² (225,000 sq. ft.) total	

MAXIMUM HEIGHT (sub-area C)	10.7 m in Area 1 on the north side of 13 th Avenue 17m in Area 2 on the south site of 12 th Avenue 24.4m in Area 2 on the south site of 12 th Avenue	31m for additions to the existing Nurses' Residence in Area 1 (to be redefined as the area between 12 th and 13 th Avenues extending no more than 30m west of the east site boundary adjoining Heather Street.) 19m in Area 2 (to be redefined as extending eastward from the west site boundary adjoining Willow Street to no more than 30m west of the east site boundary adjoining Heather Street.)	
SETBACKS (sub area C)	4m from the north boundary of lots adjoining the south side of 12 th Avenue 6.1 m from the east site boundary adjoining Heather Street south of 12 th Avenue 6.1m from the south site boundary adjoining 13 th Avenue	3.3 m from the north boundary of lots adjoining the south side of 12th Avenue 3.25m from the east site boundary adjoining Heather Street south of 12th Avenue 3.7m from the south site boundary adjoining 13th Avenue	
PARKING SPACES Residential Use Child Day Care Community Rooms Fitness Centre Total	(required) 349 11 3 8 371	258 11 3 8 280	
BICYCLE PARKING	283 (Class A) required 24 (Class B) required	283 (Class A) 24 (Class B)	