



**CITY OF VANCOUVER**

**POLICY REPORT**  
**DEVELOPMENT AND BUILDING**

Date: July 5, 2005  
Author: Dave Thomsett  
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CC File No.: 5308  
Meeting Date: July 19, 2005

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: CD-1 Rezoning - 749 West 33rd Avenue (St. Vincent's Heather Site)

**RECOMMENDATION**

THAT the application by Tony Gill, IBI Group/Henriquez, to amend CD-1 By-law No. 4671 for 749 West 33rd Avenue (Block 1170, DL 526, Plan 14699) to permit a four storey assisted living project, be referred to a Public Hearing, together with:

- (i) revised plans received May 24, 2005;
- (ii) draft CD-1 amending by-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the Director of Current Planning to approve, subject to conditions contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 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**

Relevant Council Policies for this site include:

- CityPlan Rezoning Policy - Before and During Neighbourhood Visioning, adopted by Council January 28, 1996.
- Council’s housing priorities are to maintain and expand housing opportunities in Vancouver for low and modest income households with a priority being given to families with children; seniors on fixed incomes or in need of support; SRO residents; and the mentally ill.

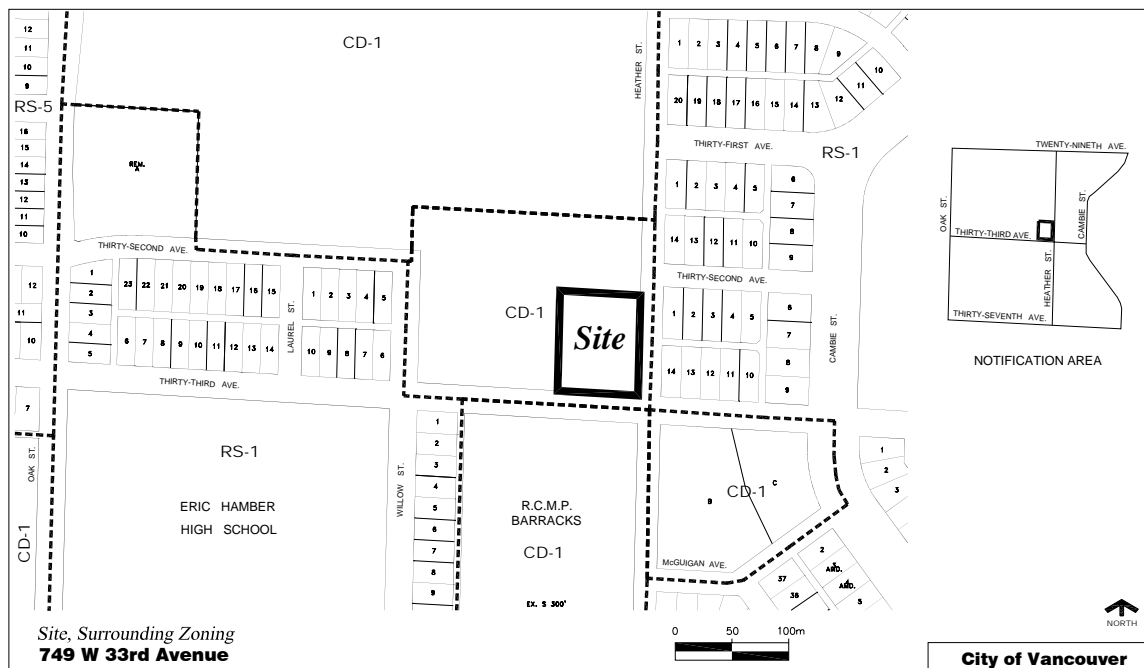
**PURPOSE AND SUMMARY**

This report assesses an application to amend the CD-1 By-law for the site of the former St. Vincent’s Hospital to permit a government subsidized four-storey assisted living building for seniors and young disabled adults on a new sub-area at the southeast corner of the site. This project is the first phase of Providence Health Care’s proposed “Campus of Care” for the entire site for which a master planning process may begin in the fall.

Draft Vision Directions from the Riley Park/South Cambie Community Visioning Program would support rezoning for the phase one project. Neighbourhood reaction to the project has not identified any significant issues, with most response being neutral or supportive. The principal concern with the project is its overly-institutional character for which staff have recommended design development conditions.

Staff recommend the application be referred to a public hearing and be approved, subject to conditions.

**MAP**



## DISCUSSION

**Background:** The property owner, the Providence Health Care Society, is realigning its services and replacing aging infrastructure across the city. The site at 749 West 33rd Avenue contained the recently-demolished St. Vincent's Hospital. The hospital site is now vacant apart from two existing parking lots.

The entire site is proposed to be developed in phases as a "Campus of Care". Services formerly provided by St. Vincent's Hospital are to be consolidated along with geriatric services currently provided at other Providence locations. The proposed assisted living project is the first phase of the proposed Campus of Care. Future phases are expected to include complex care beds, transitional care beds, rehabilitation beds, a residential hospice, a day hospice, ambulatory programs and adult day care along with support services.

Providence's internal planning for the whole campus is underway, and a master planning process in consultation with the community may begin in the fall of this year, although timing is unclear at this point. Following or during that process, it is expected that a rezoning application will be submitted for the remainder of the site. The next section explains why the application for the subject portion of the site is being dealt with in advance of that process.

**Riley Park/South Cambie Visioning Program (RPSC):** Under Council's "CityPlan Rezoning Policy - Before and During Neighbourhood Visioning", applications will be considered for projects involving social or affordable housing. This policy allowed for the application to be considered in advance of a master planning process for the whole of the St. Vincent's site.

The applicant team was asked not to initiate a master planning process with the community in the midst of the Visioning Program in Riley Park/South Cambie. Rather, it was agreed that staff would consider just the subject affordable housing rezoning with the normal public process independent of the Visioning Program.

The Visioning workshops developed a variety of Directions that are included in the "Choices Survey" currently with the community, and several questions have been included that pertain to the St. Vincent's site. Staff are under discussion with the applicant team about starting a master planning process, possibly in the late fall after the Choices Survey results are assessed and a preliminary policy context is established for redevelopment of the site.

**Use:** The current CD-1 zoning, adopted in 1972, permits "a hospital and customary ancillary uses including off-street parking and loading."

Proposed, is 68 units of affordable housing, including 60 units for seniors and eight units for young disabled adults. Under Zoning and Development By-law definitions, the 60 units would be Seniors Supported or Assisted Housing if the facility was solely for seniors' use, and the eight units would be Special Needs Residential Facility (SNRF) Group Living. However, the plans do not clearly indicate that the two user groups can operate independently of each other. If not, the entire facility would be SNRF Group Living. The use question will be resolved at the development permit stage.

Staff support the applicant's proposal that the CD-1 By-law be amended to permit the following uses:

- Hospital;
- Seniors Supportive or Assisted Living;
- Special Needs Residential Facility - Community Care - Class B;
- Special Needs Residential Facility - Group Living; and
- customary ancillary uses.

These uses either existed before the hospital complex was demolished and are still considered appropriate to the site, or would accommodate the proposed assisted living project, regardless of the layout proposed at the development permit stage.

The proposal is consistent with the draft RPSC Vision direction regarding land use on large sites:

*“Non-market, affordable, or special needs housing should be integrated within the redevelopment of each large site. This could include family and seniors housing, accessible units or care facilities mixed with market housing or other uses on the site.”*

**Form of Development (Note Plans: Appendix D):** Proposed, is an assisted living project funded under the Independent Living B.C. Program (ILBC). The building is oriented on a north/south access and would be four stories, in wood frame construction, and contain 60 assisted living units for seniors and 8 assisted living units for young disabled adults (see Appendix C, Proposed Development).

An issue with this residential building is its overly-institutional character as noted by the Director of the Housing Centre, the Urban Design Panel and members of the public. A design development condition is therefore recommended to lessen the institutional image of the building by providing more articulation to break down the scale into smaller increments.

**Density:** Prior to demolition of St. Vincent's Hospital, the density across the entire site was approximately 1.0 FSR. While the CD-1 By-law is mute on density (common to early CD-1s), this element was controlled by the Council-approved form of development.

Proposed, is to create two Sub-Areas, with Sub-Area A containing the proposed assisted living facility, and Sub-Area B for the remainder of the St. Vincent's site. The density on Sub-Area A is proposed at 1.24 FSR, and the density on Sub-Area B is proposed at 1.0 FSR, with a resulting total FSR across the entire site of 1.04. It should be noted that Sub-Area A is not a legal parcel and therefore allowable density across the entire site is more pertinent.

Prior to completing an analysis of the entire site, staff do not support increasing the allowable FSR across the entire site beyond the former density of 1.0 FSR, and recommend the FSR for Sub-Area B be reduced to 0.95, resulting in a total FSR of 1.0. During the upcoming master planning process it will be determined whether it is possible to support a density higher than 1.0 FSR in relation to other institutional uses in this area that are 1.0 or less.

**Height:** The building is four storeys which is two storeys lower than the previous hospital.

The proposal is consistent with the draft RPSC Vision Direction on height for this site, although a taller building would be supported:

*Building on the St. Vincent's site should be low-rise (up to four storeys) except for new buildings replacing the original hospital building (south-east corner of Heather and 33rd) which could be built up to approximately eight storeys.*

**Landscaping:** A large 17 m (56 ft.) landscaped setback is envisaged on Heather Street partly to compliment the setback and open space existing on the Children's Hospital site and other institutional sites in the area and partly to recognize the Bikeway along Heather Street. A landscaped building setback of 9 m (29.5 ft.) is considered to be appropriate along West 33rd Avenue.

**Traffic and Parking:** The building is accessed by two crossings from Heather Street. The southerly crossing (nearest to West 33rd Avenue) is moved slightly to the north of an existing crossing and provides access to drop off/pick up space, four handicap parking spaces, a Class B passenger space and a Class B loading space. The northerly crossing services a large parking lot that will be retained in Sub-Area B, subject to future master planning work. This crossing also provides access to a 20 space surface parking lot to service the proposed building. While underground parking is preferred, insufficient funds are available to this subsidised project to pay for such a feature. During the upcoming master planning work, it is hoped that the surface parking spaces can be relocated to underground or structured parking.

Planning staff's preference is not to have crossings from Heather Street, being a City Bikeway. Furthermore, Engineering Services does not support the extent of access onto Heather Street.

The reason for the crossings is explained: The plans, when first submitted, showed a building oriented on an east-west axis with a front parking lot along West 33rd Avenue. Because of its prominent location, this parking lot was not supported. The east-west orientation also blocked northerly views across the site. Envisaged by Providence in their preliminary master planning work is a pedestrian court immediately to the west of the currently proposed building. These factors, plus the pick up/drop off requirements for the future residents, resulted in the proposed site plan and Heather Street crossings. It is considered the best compromise between the access needs of the building's residents, the internal integrity of a planned pedestrian precinct and the impact on the Bikeway. The question of the need to retain the vehicular crossing from Heather Street at the north end of the site will be dealt with during the upcoming master planning work. Engineering staff are recommending that it be eliminated and replaced by a main driveway loop that enters and exits off West 33rd Avenue.

The draft Vision Direction on traffic and parking for large sites will be dealt with mostly at the master planning stage:

*Each large site in RPSC should conduct an analysis of potential parking and traffic impacts generated by redevelopment, and should provide mitigation measures that address their traffic impacts within the surrounding neighbourhood (e.g., local traffic calming).*

**Sustainability:** While the project would meet social sustainability objectives by providing affordable housing, there is nothing proposed to suggest any level of “green” building, noting that this would be voluntary on the part of the applicant.

In recognition of the draft Vision Direction on sustainability, a design development condition is recommended that the applicant explore “green strategies” for the project. This subject will be significantly addressed as part of the upcoming master planning process:

*Each large site in RPSC should achieve the highest level of environmental sustainability possible by incorporating explicit “green strategies” in redevelopment plans, especially relating to greenhouse gas emissions.*

**Community Amenity Contributions:** The rezoning site (proposed Sub-Area A) is under 2 acres which provides for a CAC to be offered based on the net increase in floor space allowed by the new zoning. As there is no net increase over what the zoning already permits, no CAC is offered. The public benefit provided by this application is the element of guaranteed affordability of the housing units.

## FINANCIAL IMPLICATIONS

There are no financial implications with respect to City budgets, fees or staffing.

## CONCLUSION

Staff conclude that the application to permit a government funded assisted living building with 60 units for seniors housing and eight units for young disabled adults is a needed facility in an appropriate location and the four-storey building form and siting is acceptable. A design development condition is recommended to lessen the overly-institutional image of the building. Staff recommend the application be forwarded to a public hearing and approved, subject to conditions.

\* \* \* \* \*

DRAFT CD-1 AMENDING BY-LAW PROVISIONS

Note: A By-law to amend CD-1 By-law No. 4671 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

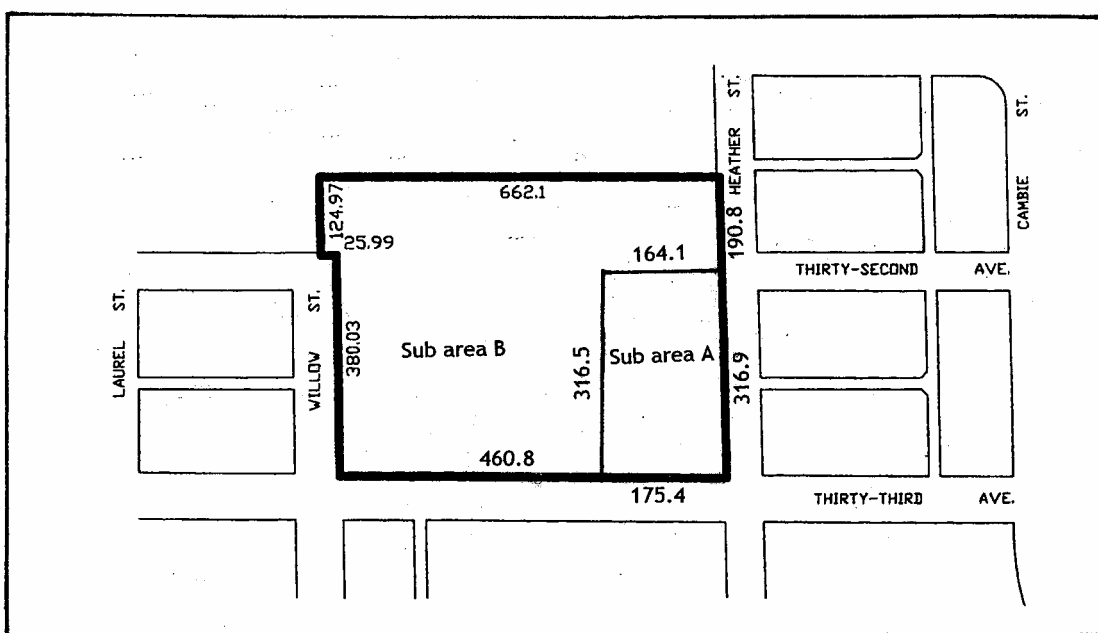
Use

- Hospital
- Seniors Supportive or Assisted Living
- Special Needs Residential Facility - Community Care - Class B
- Special Needs Residential Facility - Group Living
- Customary Ancillary Uses

Sub-Areas

- The site is divided into Sub-Areas in accordance with the Map, below:

Map



Density

- Maximum floor space ratio of 1.0 for the entire site or; 1.24 for Sub-Area A and 0.95 for Sub-Area B (inclusion/exclusion provisions to be resolved in preparation of the draft by-law)

Height

- A maximum height of 19.8 m (65 ft.) or four storeys measured from base surface within Sub-Area A.

Building Setbacks

- A minimum building setback of 17 m (55.8 ft.) from the Heather Street property line;
- A minimum building setback of 9 m (29.5 ft.) from the West 33rd Avenue property line;
- Exempt from setback regulations are parking areas, landscaping, patios, retaining walls, stairs and other typical projections as per Section 10.7 of the Zoning and Development By-law.

Parking, Loading, Passenger and Bicycle Spaces

- Per Parking By-law, except: Parking shall be provided at a rate of 1 parking space per 4 dwelling units for units less than 70 m<sup>2</sup> (753.5 sq. ft.), or 1 space per dwelling unit for units greater or equal to 70 m<sup>2</sup>; and the provision of scooter storage spaces in lieu of bicycle parking spaces shall be at the discretion of the Director of Planning in consultation with the General Manager of Engineering Services.

Acoustics

- Per RM-4N District Schedule.



## PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

### FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Tony Gill, IBI Group/Henriquez, Architect, and stamped "Received Planning Department (Rezoning Centre), May 24, 2005", provided that the Director of Planning may allow minor 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 lessen the institutional image of the building by providing more articulation to break down the scale into smaller increments;
  - (ii) inclusion and reconciliation of this project with the overall "Campus of Care" master planning to the extent this work is proceeding at the time of development permit processing;
  - (iii) consideration of the special outdoor needs of occupants and ensuring an identifiable, high quality public realm treatment;
  - (iv) provision of a "Tree Retention Management Plan" outlining methods for the retention of existing trees;
  - (v) provide a landscaped and specialty treated paving area within the required 17 m. (55.8 ft.) building setback from Heather Street, and a landscaped area within the 9 m. (29.5 ft.) building setback from West 33rd Avenue;
  - (vi) design development to be consistent with principles of universal accessibility design; (note to applicant: Ease of access to first floor decks from individual units is an identified issue and the use of French doors should be considered)
  - (vii) design development to integrate principles of sustainable landscape design into the overall Plant List and Irrigation Scheme;
  - (viii) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design);
  - (ix) Exploration of "green strategies" for the project; and

- (x) Written confirmation shall be supplied by the applicant that soil contamination has been evaluated and remedial measures adopted to the satisfaction of the Ministry of Environment.

#### AGREEMENTS

- (c) That, prior to enactment of the CD-1 amending by-law, the registered owner shall make arrangements to the satisfaction of the Director of the Housing Centre and Director of Legal Services for provision of a housing agreement for this subsidized project;
- (d) That, prior to enactment of the CD-1 amending by-law, the registered owner shall make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
  - (i) clarification if subdivision is intended and if so, subdivision registration prior to issuance of any related development permit will be required;
  - (ii) prior to any development permit being issued for the site, provide details regarding the storm and sanitary sewer needs for the site and make arrangements for any upgrading of the sewers to serve the site;
  - (iii) undergrounding of all new utility services from the closest existing suitable service point. All serviced, and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged; and
  - (iv) Provision of street trees adjacent to the Heather Street frontage of the site where space permits.
- (e) That, prior to the enactment of the CD-1 amending by-law, the registered owner shall make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to provide for the following requirements prior to any future rezoning application or related development application or master plan approval process:
  - (i) Provision of a street treatment adjacent to the Heather Street frontage of the site to reinforce the function of Heather Street as an established bikeway and as a local residential street which may include, but not be limited to, a landscaped median on Heather Street, corner or mid-block bulges and other related treatments consistent with typical bikeways throughout the City;
  - (ii) Provision of curb, gutter, street trees and pavement to the centreline of the West 33rd Avenue frontage of the site at a width to provide for a parking lane,

a bicycle lane and a single moving vehicle lane; (Note to applicant: Sidewalk relocation may be necessary to accomplish the necessary road width.)

- (iii) Submission of a Transportation Impact Study of potential development options that may be pursued on the full St. Vincent's site, and to be implemented as requirements of any master plan approvals; and
- (iv) Consultation with the Bicycle Advisory Committee regarding development and transportation aspects of a fully redeveloped St. Vincent's site prior to submission of any related development application for the site.

## ADDITIONAL INFORMATION

**Site, Surrounding Zoning and Development:** This 5 000 m<sup>2</sup> (53,821 sq. ft.) site is located at the northwest corner of 33rd Avenue and Heather Street and is contained within the southeast corner of a single, vacant, CD-1 zoned 30 186 m<sup>2</sup> (324,930 sq. ft.) parcel being the site of the former Saint Vincent's Hospital. The rezoning site, proposed as a 5 000 m<sup>2</sup> (53,821 sq. ft.) sub-area of the larger site, has a frontage of 53.49 m (175.5 ft.) along West 33rd Avenue and frontage of 96.61 m (317 ft.) along Heather Street.

To the north is a very large CD-1 zoned site containing the Women's' and Children's' Hospital complex. To the south is a large CD-1 zoned site containing the RCMP Headquarters. To the southeast is another large CD-1 zoned site containing the Youville Residence for seniors and Holy Name Church. Remaining surrounding zoning is RS-1 and is developed with one-family dwellings and Eric Hamber High school to the southwest, and one-family dwellings to the west and east.

**Proposed Development:** Proposed, is a four storey, flat-roofed, wood frame building, oriented on a north/south axis. Eight self-contained housing units for young disabled adults are located in separate quarters on the main floor. The remainder of the main floor contains a lounge, kitchen, administrative offices, support facilities and storage space. The second, third and fourth floors each contain 20 self-contained housing units for seniors along with a common kitchen, dining and lounge area.

**Public Input:** A notification letter was sent to nearby property owners on May 6, 2005 and rezoning information signs were posted on the site on May 8, 2005. One e-mail was received from a resident and one person came to City Hall to view plans. Concerns focussed on the overly institutional look of this residential building and the concentration of vehicular access from Heather Street and windows overlooking residents across Heather Street.

**Comments of the General Manager of Engineering Services:** Engineering Services has no objection to the proposed rezoning provided parking is provided as outlined in Appendix A, and conditions are met as outlined in Appendix B.

Furthermore: "Engineering does not support the extent of access onto Heather Street (at the Bikeway) and recommends that the northerly driveway crossing for the surface parking be removed at the masterplan stage. Engineering staff recommend that a main driveway loop which enters and exits off 33rd Avenue be developed at the master plan stage."

**Advisory Committee on Senior's Issues Comments:** The Committee met on two occasions to consider the revised drawings. At its meeting of June 24, 2005, after reviewing answers to questions provided by the Chief Architect for Providence Health Care arising from the first meeting, the Committee resolved to enthusiastically support the rezoning application. However, the Committee's Housing Sub-Committee will require more detailed drawings as the project evolves and therefore requests that the application be returned to the Seniors Committee at both the Development Permit and Building Permit stages.

**Advisory Committee on Disability Issues Comments:** “This letter is in response to a request from the accessibility committee at City Hall to review the design plans for 33<sup>rd</sup> and Heather development. The accessibility committee offers a different lens on which to view building design, hopefully resulting in a more inclusive and universal end product. The following list contains items we noticed that might want to be reviewed by the designers.

1. First floor Decks

We only reviewed the first floor of the building, and the primary thing that we noticed was that all the first floor suites had private deck access. The sliding glass door entry would create some accessibility problems. Sliding glass doors are typically relatively heavy to operate, and they also tend to have rather large thresholds. The other design issue with respect to the doors was the furniture design overlay interfered with the operation of these sliding glass doors. Our suggestion is to consider using French doors to all the decks. This should resolve the threshold issue and will be a much easier door to operate for a person of any age. This may be the only key issue for the planning department to deal with at this stage.

2. First Floor Plan A1-01

Other areas which may not be relevant now, but should come up for consideration are issues such as:

- Bathroom closets should be deeper and have bi-fold doors
- Corner sinks that are shown in the kitchens are hard to reach and may need to be relocated
- Dishwashers are shown in a standard position which would not be accessible to someone in a wheelchair
- Washer/dryer location should be reviewed to create more options. For example if the washer and dryer could be relocated to the storage area beside this closet, it would reduce the noise level from laundry use, and that closet could become a computer station or additional storage area
- Shower layouts appear to have room for improved safety design.

Those were the key points we noticed at this stage. We only had one hour to review these plans, so there remains the possibility of further dialogue that could enhance the overall project.”

**Comments of the Director of the Housing Centre:** “Staff have reviewed both the original submission and the revised plans of May 24th. The Housing Centre is supportive of the proposed land uses, but has serious concerns about the institutional nature of the design of the project.

- The Director of the Housing Centre strongly supports re-use of a portion of this former hospital site for the housing of seniors and young disabled adults at affordable levels (as will be provided under the Province’s ILBC program). The project specifically responds to the City’s housing policy of expanding housing opportunities for low and modest income households, in this case for seniors and those who are physically disabled;

- The overall design of the project is unsatisfactory in that the building is institutional in both appearance and internal organization. The building is lacking in residential character and detailing that should be appropriate to a setting where both young and elderly residents will be relatively independent in their living. Internally, the building features a single internal corridor over 160 ft. in length which would be more appropriate in a complex care situation. None of the units on the 2nd, 3rd or 4th levels have balconies. The overall building design and use of materials has been economized, but an office space of 236 m<sup>2</sup> (2,500 sq. ft.) office has been provided for an unknown purpose. This space is the size of four residential units as demonstrated in the floors above; and
- A large portion of the ground plane is utilized for parking and driveway space. More of the area should be designed for use by residents.

Regarding Conditions:

- Significant design improvements at the DE stage to give the project a more residential character;
- More of the ground plane should be designed for use by residents; and
- A housing agreement is necessary for the DCL/CAC exemption for which the ILBC designation will qualify.”

**Urban Design Panel Comment:** The Urban Design Panel reviewed this proposal on May 25, 2005 and supported the proposed use, density and form of development and offered the following comments:

‘Panel’s Recommendations:

Chair Endall summarized recommendations discussed by the Panel acknowledging that there were no concerns with use and density. Some concerns were expressed that commentary was difficult given the proposal was out of sequence with the preparation of a comprehensive Master Plan for the overall site. The north/south orientation of the building fronting Heather Street appears to be appropriate, however it may preclude siting and orientation opportunities on the overall site to better optimize efficient use of energy. Additional consideration should be given to issues of response to the site slope; integration of surface parking; integration of the NE to SW diagonal pedestrian desire line; and forecourt treatment to the building along Heather Street.

General Comments from the Panel:

The Panel offered the following comments relative to overall form, height and density:

- there are no concerns or problems regarding the use and density;
- there is confidence in the applicant;
- the site model suggests some delightful qualities to the articulation of massing; and
- 1.25 FSR is fine.

The Panel offered the following comments relative to siting massing issues and whether the form development shown would have a bearing on the Master Plan:

- more rationale and background for the assisted living building siting would be helpful;
- the site is fairly sloped and the characteristics of the building seem slightly uncomfortable for the site - the design should fit the sloping site better;
- the siting was appropriate and offered the most flexibility;
- there is potential for movement diagonally through the site from the northeast corner towards West 33rd Avenue and Willow Street; this could connect people from the neighbourhood with public access through the courtyard towards the future park at West 37th Avenue and Oak and Willow Streets;
- the desire to connect some of the open spaces for a "wellness walk" concept could be considered at the Master Plan level;
- surface parking and its treatment would be an issue as planning continues;
- as part of the big space/campus the landscaping would be important;
- on-grade parking and how it ties into the complete Master Plan should be considered, and providing underground parking to the building should be looked at;
- buildings should be approached at the Master Plan stage with energy in mind, within the context of the whole site, to take advantage of the early opportunity to contemplate impacts on the energy and sustainability of the building(s);
- concrete as opposed to wood should be given consideration relative to energy and sustainability; and
- consideration should be given to the mass of the building and the impact that its shape will have on the future Master Plan.

Additional comments were offered on the overall character of the building as follows:

- the character of the building includes some large blank faces facing the residential neighbourhood; these are foreign to the neighbourhood and should be further considered;
- the long sides need some treatment;
- the next phase should show the character of the building and its finer grain development; and
- mass is a concern; it does not feel like a "home"'.

**Bicycle Advisory Committee Comment:** The site is located along the Heather Street Bike way. Staff will be seeking comments from the Bicycle Advisory Committee at its next meeting on July 20, 2005, and will provide the minute and recommend conditions, if any, in advance of the public hearing.

**Fire Protection Comment:**

- 1) The rezoning application drawings are at a very small scale and difficult to determine distances.
- 2) The proposed project is a 4 storey (or 5 storey - review building height with Processing Centre Building) Assisted Living Building.
- 3) It would appear that the distance from West 33rd Avenue curb to principal entrance doors is >15 m requirement.

- 4) Access to Basement Level is remote from main entrance (fire department response point) and would be extremely difficult to find in an emergency.
- 5) The access stairs to the upper levels are at either end of building (some distance from main entrance). As this is an Assisted Living Project, it presents problems for fire fighters to (quickly) access each floor and assist the seniors to evacuate the building. In addition, Vancouver Fire & Rescue would suggest that the stairs be "widened" (similar to hospitals) to accommodate the carrying down of the seniors in an emergency.

Would suggest a meeting with Design Team to ensure Rezoning Project will meet the Operational Requirements of Vancouver Fire & Rescue Services.'

**Comments of the Senior Environmental Health Officer:** "The City's acoustical criteria shall form part of the Zoning By-law, and an Acoustical Consultant's report shall be required which assesses noise impacts on the site and recommends noise mitigating measures.

Written confirmation shall be supplied by the applicant that soil contamination has been evaluated and remedial measures adopted to the satisfaction of the Ministry of Environment."

**Environmental Implications:** The proposed rezoning neither contribute to nor detracts from the objective of reducing atmospheric pollution.

**Social Implications:** There is a positive social implication in the provision of affordable assisted living units for seniors and young persons with disabilities. There are no implications with respect to the Vancouver Children's Policy or Statement of Children's Entitlements.

**Comments of the Applicant:** The applicant has been given a copy of this report and has provided the following comments:

"We have reviewed the contents of this report and agree with its recommendations with the understanding of the following:

- a) the development permit not be conditional to the Master Planning proceeding.
- b) provisions for engineering work as noted in Appendix B item (e) does not include design work or implementation of engineering work prior to future rezoning applications or related development application or master planning approval process."





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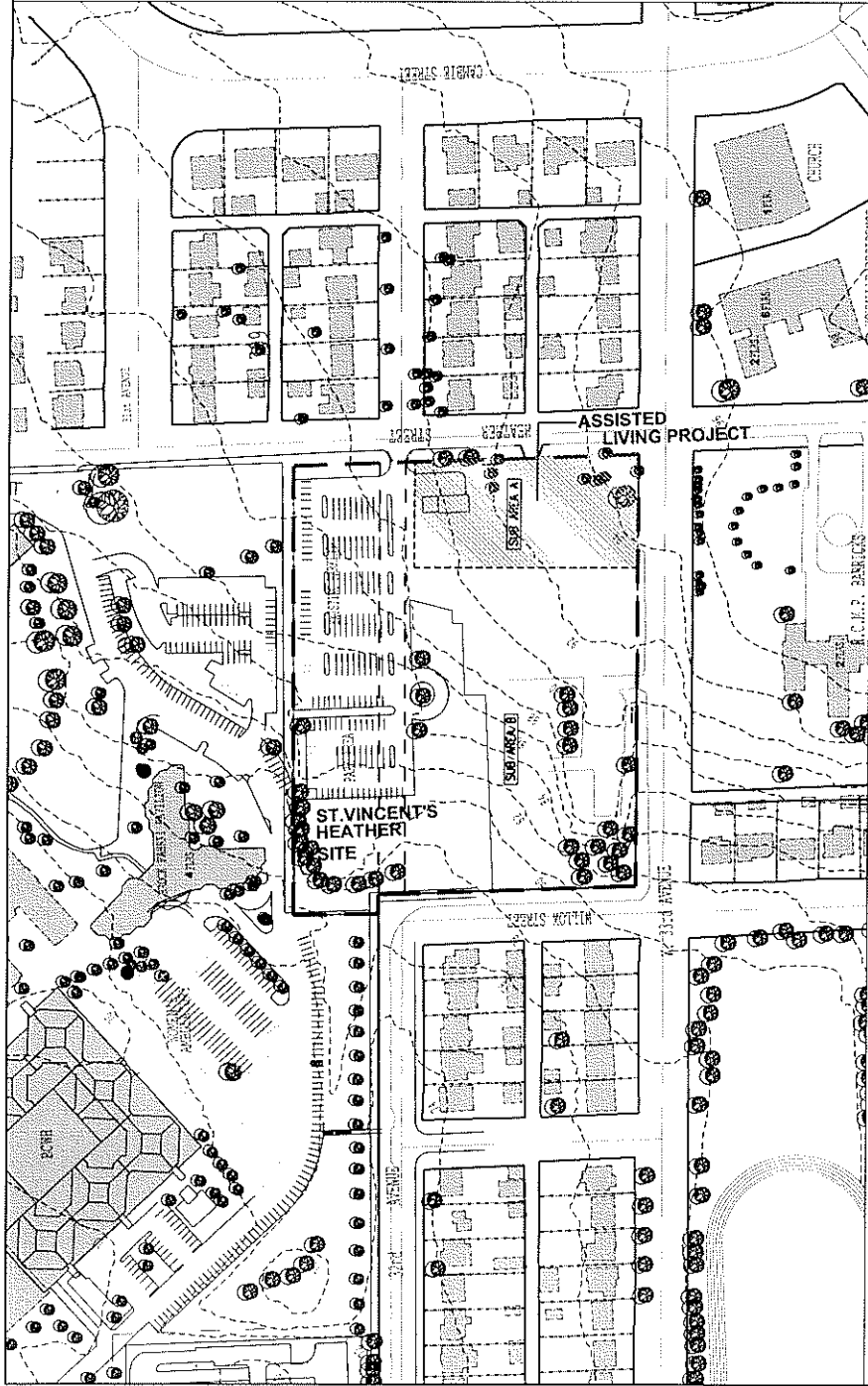
COVER SHEET  
OPTION 5

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APPENDIX D  
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**DRAWING INDEX**

- ARCHITECTURAL:**  
 A0.00 COVER SHEET  
 A0.01 CONTEXT PLAN  
 A0.02 SITE / LANDSCAPE PLAN  
 A0.03 ENLARGED SITE PLAN  
 A1.00 LEVEL 1 S.F. PLAN  
 A1.01 LEVEL 2 S.F. PLAN  
 A1.02 LEVEL 3 S.F. PLAN  
 A2.01 EAST & WEST BUILDING ELEVATION  
 A2.02 NORTH & SOUTH BUILDING ELEVATION  
 A3.01 EXTERIOR FINISH ELEVATIONS (UNIT 4)  
 A4.01 EXTERIOR FINISH ELEVATIONS (UNIT 5)  
 A4.02 EXTERIOR FINISH ELEVATIONS (UNIT 6)  
 LANDSCAPE: LANDSCAPE PLAN  
 SURVEYOR: SURVEY DWG.
- STRUCTURAL:**  
**MECHANICAL:**  
**ELECTRICAL:**  
**GEO-TECHNICAL:**
- CONSULTANT LIST:**  
**PROJECT MANAGER:**  
 EMERSON DEVELOPMENT LIMITED  
 319 FIFTH STREET  
 NEW WESTMINSTER, B.C.  
 PHONE: (604) 571-3237  
 FAX: (604) 571-3238  
 ATTN: RICHARD PIEDIE
- DOMSANT MANAGEMENT INC.**  
 NO. 21 - 1637 560 AVENUE  
 SURREY, B.C.  
 V3R 2Z5  
 PHONE: (604) 574-2658  
 FAX: (604) 574-2659  
 ATTN: R. BOB PAPAU
- ARCHITECTS:**  
 PROVIDENCE ARCHITECTS  
 SUITE 200 - 100 WEST 10TH STREET  
 VANCOUVER, B.C.  
 V6E 2R7  
 PHONE: (604) 278-4411  
 FAX: (604) 278-4412  
 ATTN: TONY GAL
- STRUCTURAL ENGINEER:**  
 RED JONES CONSULTANTS LTD.  
 3100 F.L.R. - 1245 W. BROADWAY  
 VANCOUVER, B.C.  
 V6H 3X8  
 PHONE: (604) 736-6646  
 FAX: (604) 736-6679  
 ATTN: C.C. YAO
- MECHANICAL ENGINEER:**  
 KEEN ENGINEERING CO. LTD.  
 SUITE 116 - 530 W. 1ST STREET  
 NORTH VANCOUVER, B.C.  
 V7R 3K4  
 PHONE: (604) 983-4034  
 FAX: (604) 983-3127  
 ATTN: HAROLD STEWART
- ELECTRICAL ENGINEER:**  
 THE RADA GROUP - R.A. DUFFE & ASSOCIATES INC.  
 SUITE 215 - 3953 HENNING DRIVE  
 BURNABY, B.C.  
 V5C 2G6  
 PHONE: (604) 293-7232  
 FAX: (604) 293-8141  
 ATTN: DOUG REDMAN
- LANDSCAPE ARCHITECTS:**  
 PERRY & ASSOCIATES INC.  
 SUITE 200-1658 WEST 6TH AVENUE  
 VANCOUVER, B.C.  
 V6Z 1K2  
 PHONE: (604) 738-4118  
 FAX: (604) 738-4119  
 ATTN: MIKE PATTISON
- SOILS ENGINEER:**  
 LEVELTON CONSULTANTS LTD.  
 150-1291 CLARKE PLACE  
 RICHMOND, B.C.  
 V6X 1A6  
 PHONE: (604) 278-4411  
 FAX: (604) 278-1042  
 ATTN: STEVE CASE



**SITE LOCATION**

| PARCEL NUMBER | AREA (SQ. METERS) | AREA (SQ. FEET) | PERCENTAGE OF TOTAL AREA |
|---------------|-------------------|-----------------|--------------------------|
| 1             | 10,000            | 108,900         | 10.0%                    |
| 2             | 10,000            | 108,900         | 10.0%                    |
| 3             | 10,000            | 108,900         | 10.0%                    |
| 4             | 10,000            | 108,900         | 10.0%                    |
| 5             | 10,000            | 108,900         | 10.0%                    |
| 6             | 10,000            | 108,900         | 10.0%                    |
| 7             | 10,000            | 108,900         | 10.0%                    |
| 8             | 10,000            | 108,900         | 10.0%                    |
| 9             | 10,000            | 108,900         | 10.0%                    |
| 10            | 10,000            | 108,900         | 10.0%                    |
| 11            | 10,000            | 108,900         | 10.0%                    |
| 12            | 10,000            | 108,900         | 10.0%                    |
| 13            | 10,000            | 108,900         | 10.0%                    |
| 14            | 10,000            | 108,900         | 10.0%                    |
| 15            | 10,000            | 108,900         | 10.0%                    |
| 16            | 10,000            | 108,900         | 10.0%                    |
| 17            | 10,000            | 108,900         | 10.0%                    |
| 18            | 10,000            | 108,900         | 10.0%                    |
| 19            | 10,000            | 108,900         | 10.0%                    |
| 20            | 10,000            | 108,900         | 10.0%                    |
| 21            | 10,000            | 108,900         | 10.0%                    |
| 22            | 10,000            | 108,900         | 10.0%                    |
| 23            | 10,000            | 108,900         | 10.0%                    |
| 24            | 10,000            | 108,900         | 10.0%                    |
| 25            | 10,000            | 108,900         | 10.0%                    |
| 26            | 10,000            | 108,900         | 10.0%                    |
| 27            | 10,000            | 108,900         | 10.0%                    |
| 28            | 10,000            | 108,900         | 10.0%                    |
| 29            | 10,000            | 108,900         | 10.0%                    |
| 30            | 10,000            | 108,900         | 10.0%                    |
| 31            | 10,000            | 108,900         | 10.0%                    |
| 32            | 10,000            | 108,900         | 10.0%                    |
| 33            | 10,000            | 108,900         | 10.0%                    |
| 34            | 10,000            | 108,900         | 10.0%                    |
| 35            | 10,000            | 108,900         | 10.0%                    |
| 36            | 10,000            | 108,900         | 10.0%                    |
| 37            | 10,000            | 108,900         | 10.0%                    |
| 38            | 10,000            | 108,900         | 10.0%                    |
| 39            | 10,000            | 108,900         | 10.0%                    |
| 40            | 10,000            | 108,900         | 10.0%                    |
| 41            | 10,000            | 108,900         | 10.0%                    |
| 42            | 10,000            | 108,900         | 10.0%                    |
| 43            | 10,000            | 108,900         | 10.0%                    |
| 44            | 10,000            | 108,900         | 10.0%                    |
| 45            | 10,000            | 108,900         | 10.0%                    |
| 46            | 10,000            | 108,900         | 10.0%                    |
| 47            | 10,000            | 108,900         | 10.0%                    |
| 48            | 10,000            | 108,900         | 10.0%                    |
| 49            | 10,000            | 108,900         | 10.0%                    |
| 50            | 10,000            | 108,900         | 10.0%                    |

**RECEIVED**  
MAY 24 2005

PLANNING DEPARTMENT  
(REZONING CENTRE)



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1   | REVISION    |      |
| 2   | REVISION    |      |
| 3   | REVISION    |      |
| 4   | REVISION    |      |
| 5   | REVISION    |      |
| 6   | REVISION    |      |
| 7   | REVISION    |      |
| 8   | REVISION    |      |
| 9   | REVISION    |      |
| 10  | REVISION    |      |
| 11  | REVISION    |      |
| 12  | REVISION    |      |
| 13  | REVISION    |      |
| 14  | REVISION    |      |
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| 33  | REVISION    |      |
| 34  | REVISION    |      |
| 35  | REVISION    |      |
| 36  | REVISION    |      |
| 37  | REVISION    |      |
| 38  | REVISION    |      |
| 39  | REVISION    |      |
| 40  | REVISION    |      |
| 41  | REVISION    |      |
| 42  | REVISION    |      |
| 43  | REVISION    |      |
| 44  | REVISION    |      |
| 45  | REVISION    |      |
| 46  | REVISION    |      |
| 47  | REVISION    |      |
| 48  | REVISION    |      |
| 49  | REVISION    |      |
| 50  | REVISION    |      |

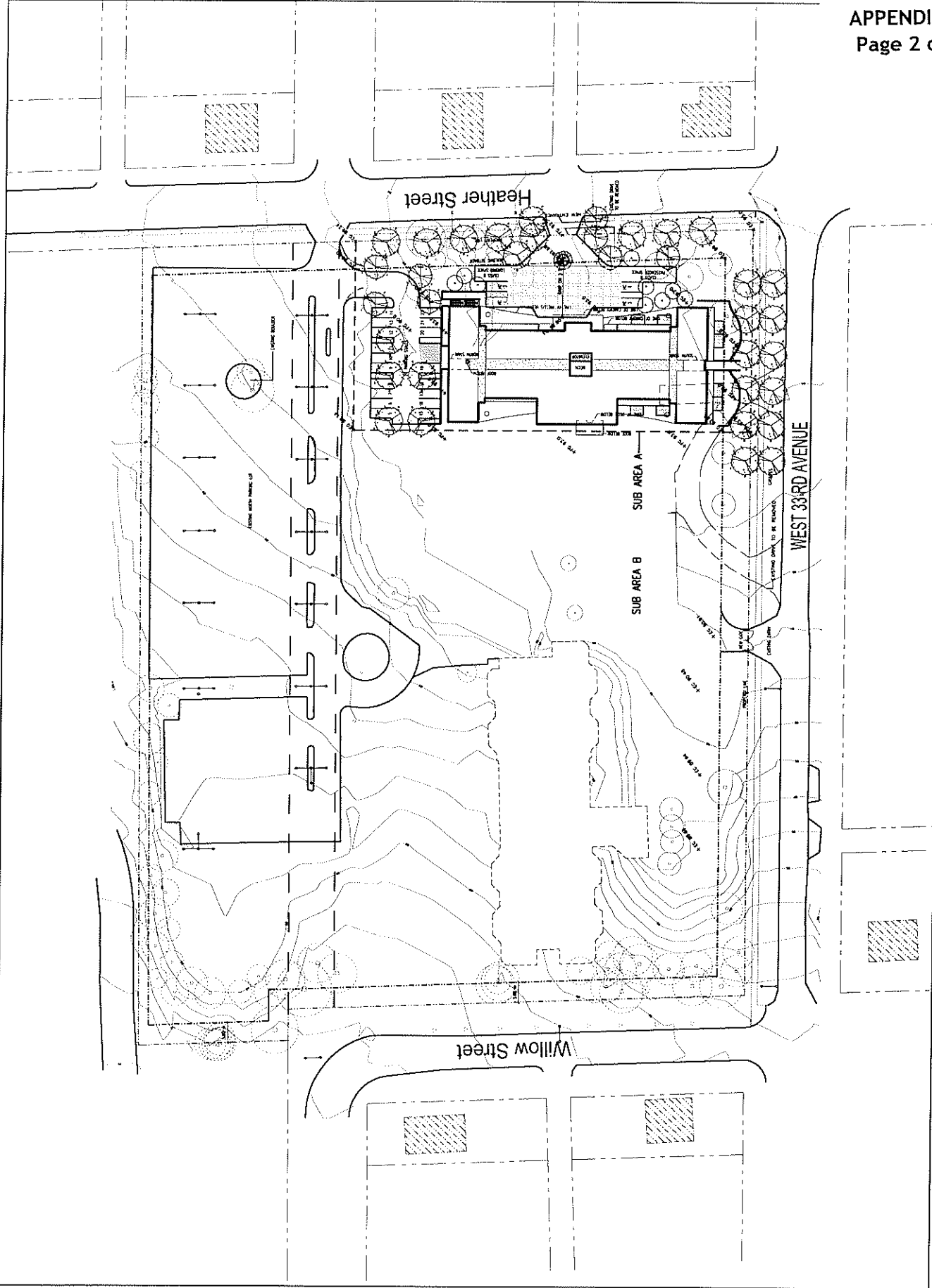


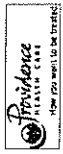
PROVIDENCE HEALTH CARE  
1000 WEST 33RD AVENUE, SUITE 1000  
DENVER, CO 80202

SITE/  
LANDSCAPE PLAN  
OPTION 5

A0.02

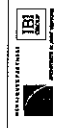
APPENDIX D  
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NOTES:

1. Check all dimensions to be confirmed.
2. All dimensions are in meters.
3. All dimensions are to be confirmed.

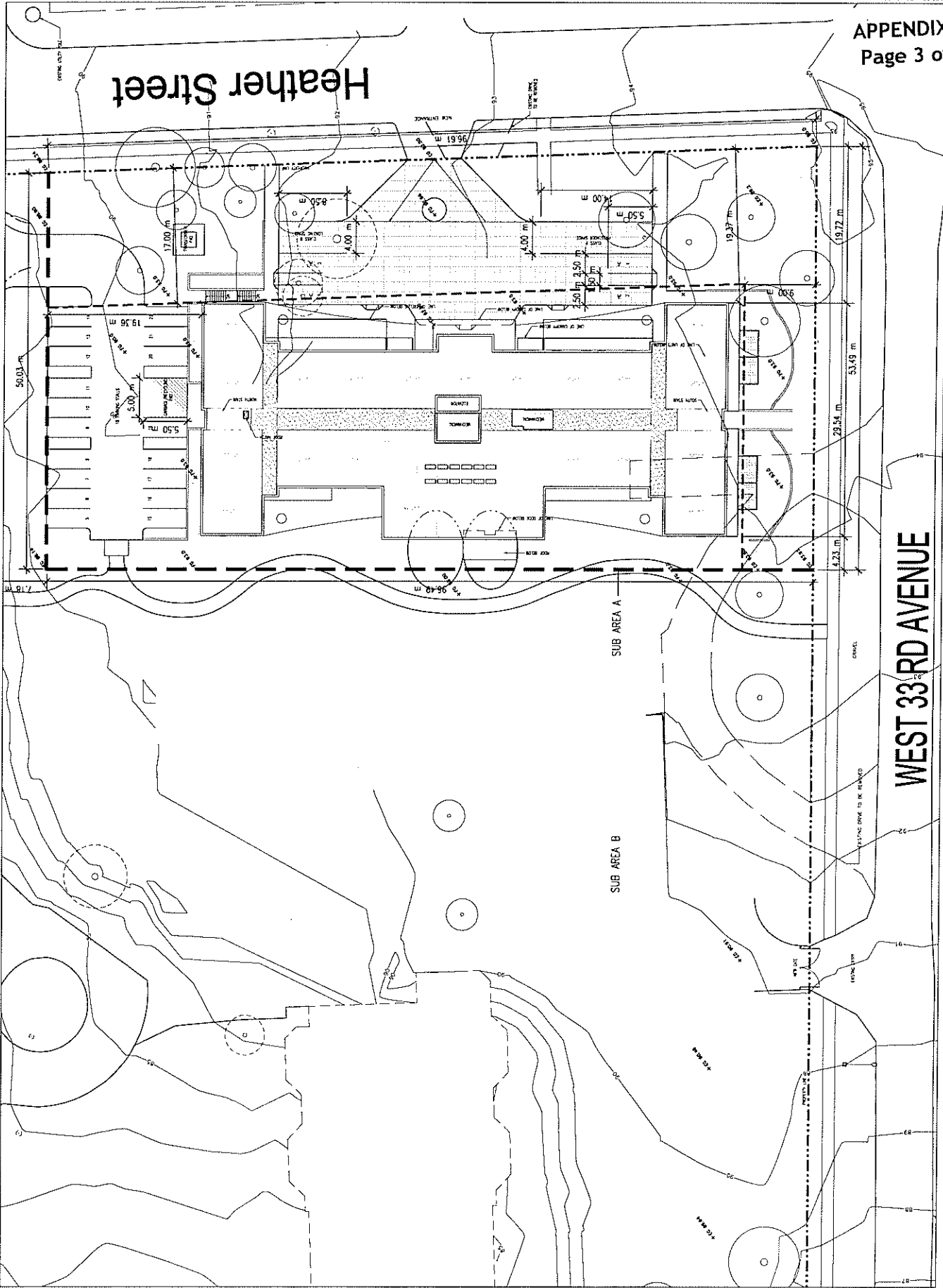


PROVIDENCE HEALTH CARE  
 1100 WEST 33RD AVENUE  
 VANCOUVER, BC V6L 2G9  
 TEL: 604.276.5000  
 FAX: 604.276.5001  
 WWW.PHC.VIC.PA.CA

ENLARGED SITE PLAN  
 OPTION 6

A0.03

APPENDIX D  
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APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

|                   |   |
|-------------------|---|
| Street Address    | 749 West 33rd Avenue                              |
| Legal Description | Block 1170, DL 526, Plan 14699 (southeast corner) |
| Applicant         | Tony Gill, IBI Group/Henriquez                    |
| Architect         | IBI Group/Henriquez                               |
| Property Owner    | Providence Health Care                            |
| Developer         | Providence Health Care                            |

SITE STATISTICS

|           | GROSS                                 | DEDICATIONS | NET                                   |
|-----------|---------------------------------------|-------------|---------------------------------------|
| SITE AREA | 5 000 m <sup>2</sup> (53,821 sq. ft.) | -           | 5 000 m <sup>2</sup> (53,821 sq. ft.) |

DEVELOPMENT STATISTICS

|                              | DEVELOPMENT PERMITTED UNDER EXISTING ZONING                                       | PROPOSED DEVELOPMENT   | RECOMMENDED DEVELOPMENT (if different than proposed)                  |
|------------------------------|---|--|---|
| ZONING                       | CD-1  | CD-1 (amended)   | -   |
| USES                         | Hospital and ancillary uses   | Hospital, Seniors Supportive or Assisted Living, SNRF - Community Care - Class B, SNRF Group Living Ancillary uses | -   |
| DWELLING UNITS               | N/A   | 68   | -   |
| MAX. FLOOR SPACE RATIO       | previous form of development (approximately 1.0 FSR across whole Providence site) | Sub-Area A - 1.24<br>Sub-Area B - 1.0<br>whole Providence site - 1.04  | Sub-Area A - 1.24<br>Sub-Area B - 0.95<br>whole Providence site - 1.0 |
| MAXIMUM HEIGHT               | previous form of development  | 19.8 m (65 ft.)  | -   |
| MAX. NO. OF STOREYS          | previous form of development  | 4  | -   |
| PARKING SPACES               | Parking By-law  | Units less than 70 m <sup>2</sup> (753.5 sq. ft.) - 1 per 4 units; units 70 m <sup>2</sup> or more - 1 per unit    | -   |
| 33RD AVE. BUILDING SETBACK   | previous form of development  | Heather St. - 9 m (29.5 ft.)   | -   |
| HEATHER ST. BUILDING SETBACK | previous form of development  | 33rd Ave. - 17 m (55.8 ft.)  | -   |