



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: December 20, 2005
Author: S Hearn
Phone No.: 604.871.6476
RTS No.: 05638
CC File No.: 11-3500-10
Meeting Date: January 17, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 900 West 28th Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as Grace, Shaughnessy & Children's Hospital (900 West 28th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE409086, prepared by Musson Cattell Mackey Partnership and stamped "Received, Community Service Group, Development Services, November 18, 2005", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development for this portion of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on April 28, 1977, City Council approved a rezoning of this site from RS-1 (One-Family Dwelling District) and RT-2 (Two-Family Dwelling District) to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 5091 was enacted on June 14, 1977.

At a subsequent Public Hearing on June 24, 1999, Council approved a text amendment to permit an increase in floor area to accommodate Phases One to Four of a Master Plan dated February 19, 1998. The Plan serves as a general guide for the development of the Children's and Woman's Health Centre site. CD-1 By-law Number 8098 was enacted on October 19, 1999.

The site is bounded by Heather and Oak Streets on the east and west and by West 28th Avenue and West 32nd Avenue on the north and south. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE409086. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves construction of two research and laboratory buildings in the northwest portion of the site identified on the plans as Phase One and Phase Two. These buildings are four storeys and two storeys respectively. Reconfiguration of surface parking is proposed, along with provision of parking under the Phase Two building. Total onsite parking of 1,805 spaces is being maintained.

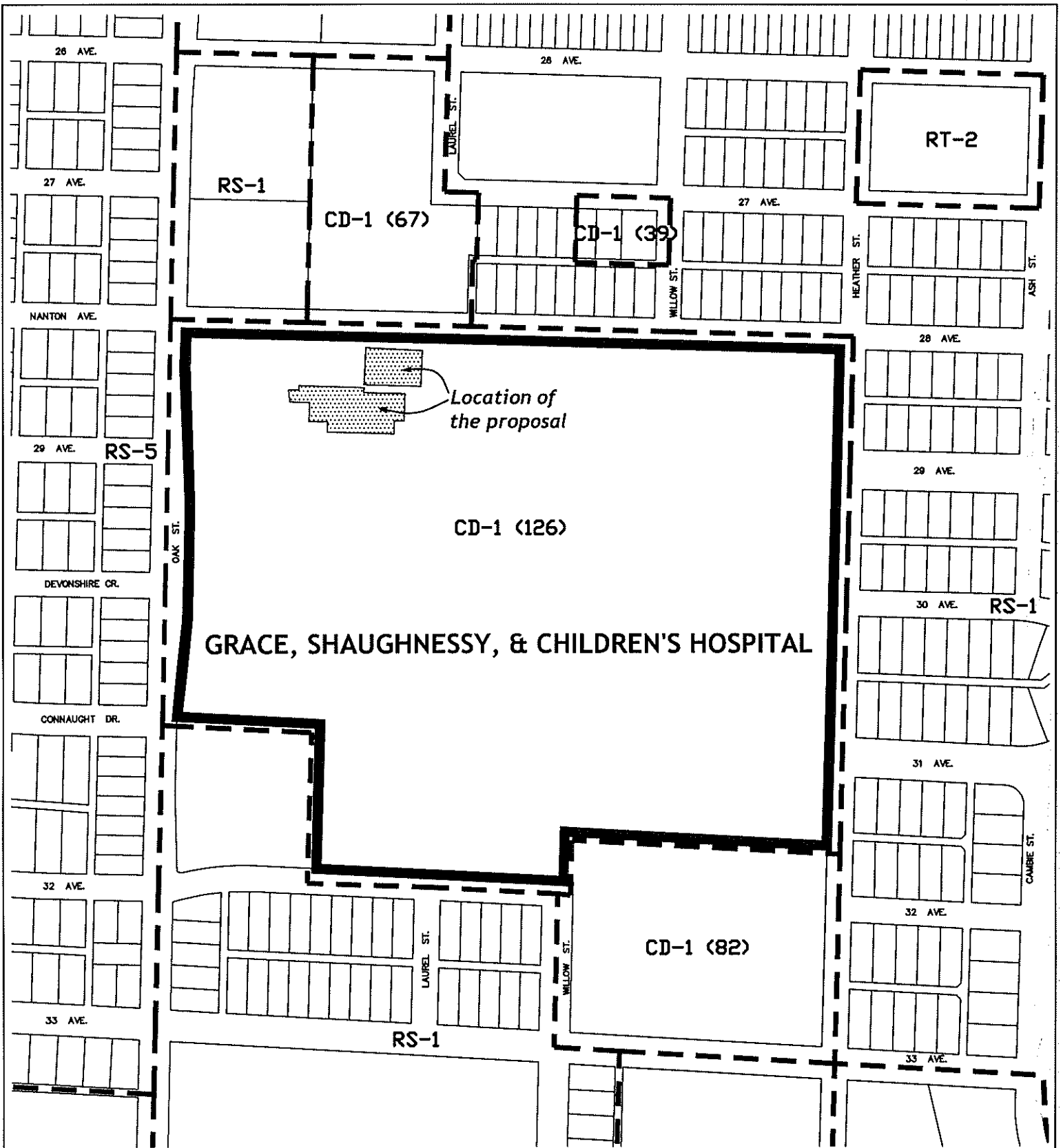
The proposal has been assessed against the CD-1 By-law and responds to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

CONCLUSION

The Director of Planning has approved Development Application Number DE409086, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

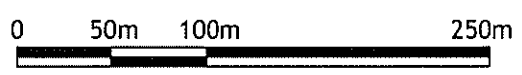
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Location of the proposal

GRACE, SHAUGHNESSY, & CHILDREN'S HOSPITAL

--- Zoning Boundary



Site: 900 W 28th DE409086
City of Vancouver Planning Department

Date: 2005 December 15
Drawn: TM
Scale: 1:4000



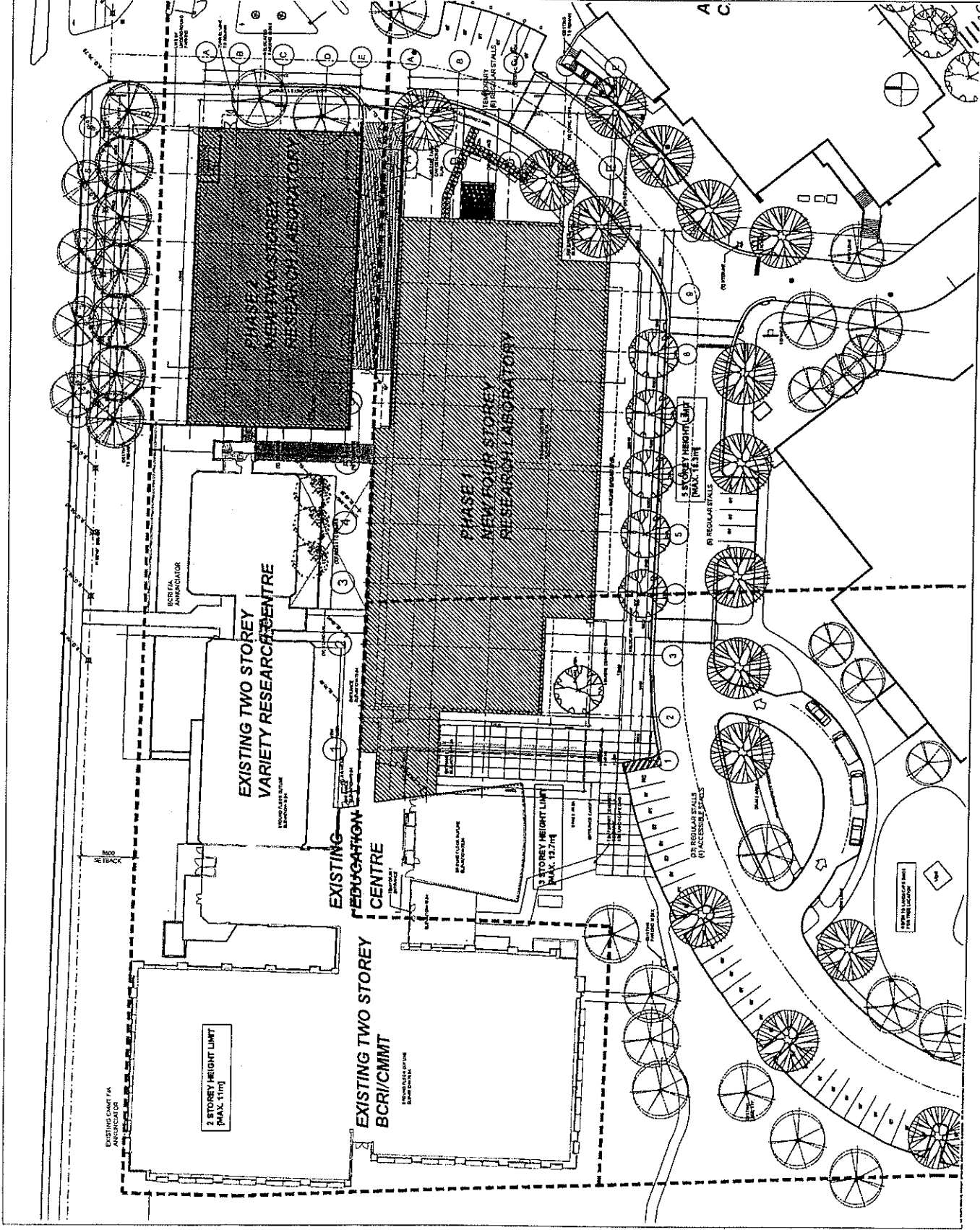
MCM
 ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.MCMARCHITECTS.COM

**MUSSON
 CATTRELL
 MACKAY
 PARTNERSHIP**
 ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.MCMARCHITECTS.COM

**CHILD & FAMILY
 RESEARCH
 INSTITUTE**
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.MCMARCHITECTS.COM

SITE PLAN

SCALE:	1"=20'
DATE:	NOVEMBER 11, 2003
DRAWN BY:	MM
CHECKED BY:	MM
PROJECT:	CFRI
SHEET:	DP06



MCM

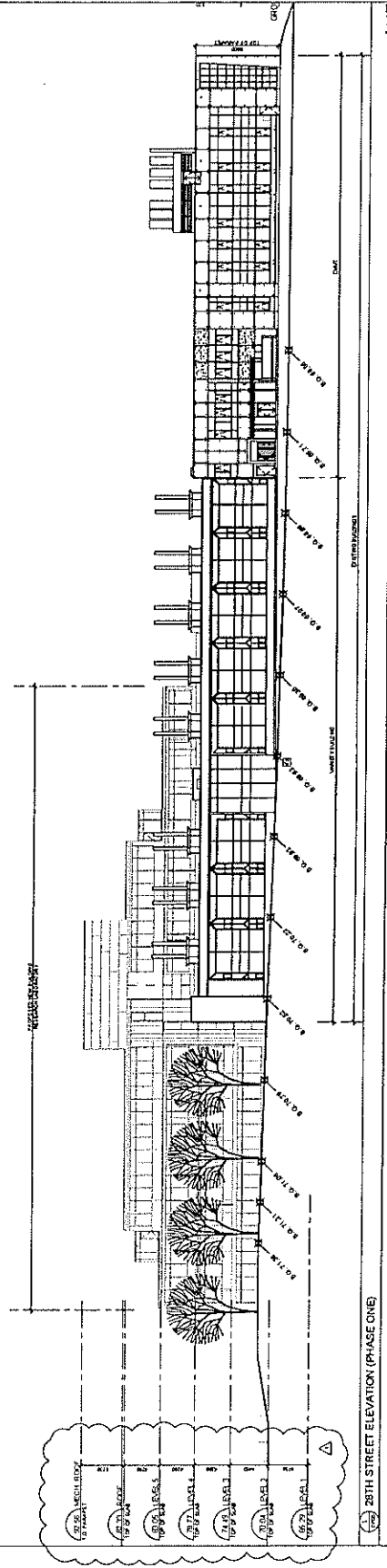
WEATHER RESISTIVE SYSTEM
 POLYURETHANE FOAM INSULATION
 1/2" MIN. GAP

ARCHITECTS
**MUSSON
 CATTELL
 MACKAY
 PARTNERSHIP**
 1400 WEST 10TH AVENUE
 VANCOUVER, BC V6H 1T1
 TEL: 604-681-1111
 WWW.MCMARCHITECTS.COM

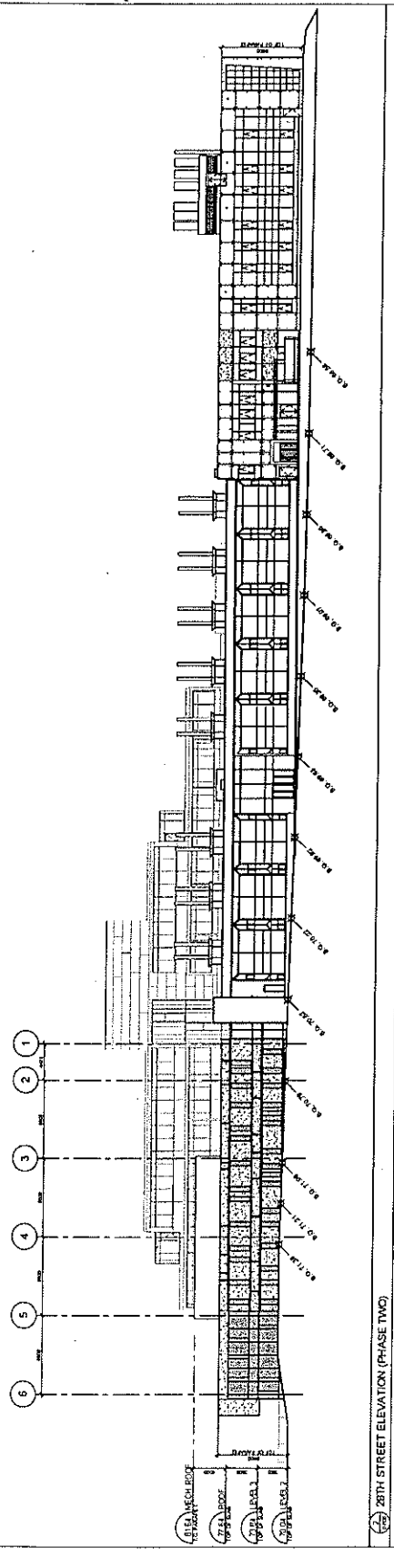
ENGINEERS
**CHILD
 FAMILY
 RESEARCH
 INSTITUTE**
 60 WEST 23RD AVENUE
 VANCOUVER, BC

STREETSCAPE
 ELEVATIONS

SCALE:	1:200
DATE:	NOVEMBER 18, 2005
DRAWN BY:	NAJAC
CHECKED BY:	NAJAC
PROJECT:	2447021
SHEET:	DPO5



28TH STREET ELEVATION (PHASE ONE)



28TH STREET ELEVATION (PHASE TWO)

MCM

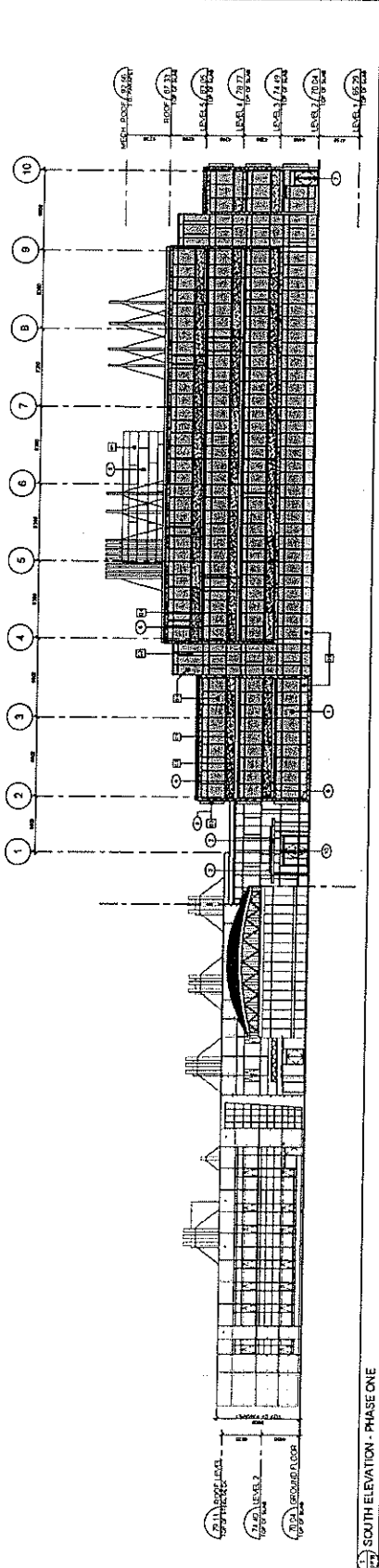
APPROXIMATE SCALE: 1/8" = 1'-0"

**MUSSON
CATTELL
PARTNERSHIP**
REGISTERED ARCHITECTS
1000 MARKET STREET, SUITE 1000
SAN FRANCISCO, CA 94102
PHONE: 415.774.2000
WWW.MUSSONCATTELL.COM

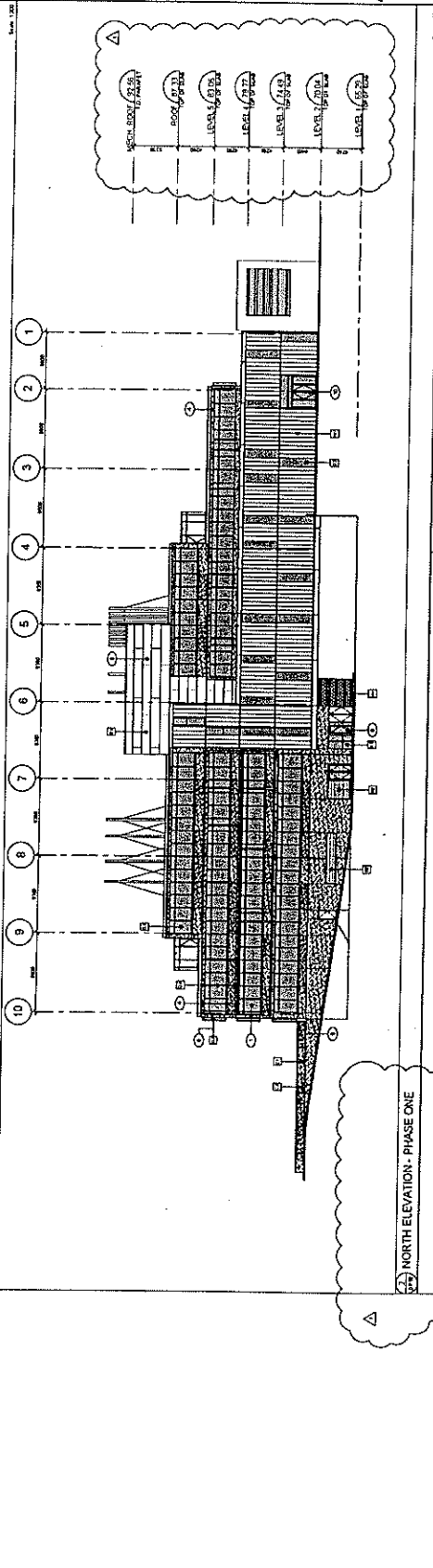
**CHILD & FAMILY
RESEARCH
INSTITUTE**
1000 MARKET STREET, SUITE 1000
SAN FRANCISCO, CA 94102
PHONE: 415.774.2000
WWW.CFRINSTITUTE.COM

**BUILDINGS
ELEVATIONS**

SCALE: AS SHOWN
DATE: NOVEMBER 18, 2011
DRAWN: RSCC
REVISION:
PROJECT: 1010P-1
SHEET: DP18



1010 SOUTH ELEVATION - PHASE ONE



1010 NORTH ELEVATION - PHASE ONE

KEY NOTES

1. CONCRETE SHALL BE CLEAR-COLORED WITH UNFINISHED SURFACE.
2. BRICK SHALL BE CLEAR-COLORED WITH UNFINISHED SURFACE.
3. METAL SHALL BE UNFINISHED STEEL.
4. GLASS SHALL BE CLEAR GLASS UNLESS OTHERWISE NOTED.
5. ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
6. ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
7. ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
8. ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
9. ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
10. ALL GLASS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.

MATERIALS LEGEND

GLAZING

- 1. CLEAR GLASS
- 2. TINTED GLASS
- 3. LOW-E GLASS
- 4. THERMALLY-BREAKING GLASS
- 5. THERMALLY-BREAKING GLASS WITH ARGON
- 6. THERMALLY-BREAKING GLASS WITH ARGON AND LOW-E
- 7. THERMALLY-BREAKING GLASS WITH ARGON AND LOW-E AND IR
- 8. THERMALLY-BREAKING GLASS WITH ARGON AND LOW-E AND IR AND SPECTRAL SELECTIVE
- 9. THERMALLY-BREAKING GLASS WITH ARGON AND LOW-E AND IR AND SPECTRAL SELECTIVE AND TINTED
- 10. THERMALLY-BREAKING GLASS WITH ARGON AND LOW-E AND IR AND SPECTRAL SELECTIVE AND TINTED AND LOW-E

CONCRETE

- 1. CLEAR-COLORED CONCRETE
- 2. TINTED CONCRETE
- 3. POLISHED CONCRETE
- 4. UNFINISHED CONCRETE
- 5. UNFINISHED CONCRETE WITH FORMWORK
- 6. UNFINISHED CONCRETE WITH FORMWORK AND ARGON
- 7. UNFINISHED CONCRETE WITH FORMWORK AND ARGON AND LOW-E
- 8. UNFINISHED CONCRETE WITH FORMWORK AND ARGON AND LOW-E AND IR
- 9. UNFINISHED CONCRETE WITH FORMWORK AND ARGON AND LOW-E AND IR AND SPECTRAL SELECTIVE
- 10. UNFINISHED CONCRETE WITH FORMWORK AND ARGON AND LOW-E AND IR AND SPECTRAL SELECTIVE AND TINTED

METAL

- 1. UNFINISHED STEEL
- 2. UNFINISHED ALUMINUM
- 3. UNFINISHED COPPER
- 4. UNFINISHED BRASS
- 5. UNFINISHED ZINC
- 6. UNFINISHED INOX
- 7. UNFINISHED TITAN
- 8. UNFINISHED TITAN
- 9. UNFINISHED TITAN
- 10. UNFINISHED TITAN

MAJORITY

- 1. UNFINISHED MAJORITY
- 2. UNFINISHED MAJORITY
- 3. UNFINISHED MAJORITY
- 4. UNFINISHED MAJORITY
- 5. UNFINISHED MAJORITY
- 6. UNFINISHED MAJORITY
- 7. UNFINISHED MAJORITY
- 8. UNFINISHED MAJORITY
- 9. UNFINISHED MAJORITY
- 10. UNFINISHED MAJORITY

TRANSPARENT GLAZING PANELS

- 1. CLEAR GLASS
- 2. TINTED GLASS
- 3. LOW-E GLASS
- 4. THERMALLY-BREAKING GLASS
- 5. THERMALLY-BREAKING GLASS WITH ARGON
- 6. THERMALLY-BREAKING GLASS WITH ARGON AND LOW-E
- 7. THERMALLY-BREAKING GLASS WITH ARGON AND LOW-E AND IR
- 8. THERMALLY-BREAKING GLASS WITH ARGON AND LOW-E AND IR AND SPECTRAL SELECTIVE
- 9. THERMALLY-BREAKING GLASS WITH ARGON AND LOW-E AND IR AND SPECTRAL SELECTIVE AND TINTED
- 10. THERMALLY-BREAKING GLASS WITH ARGON AND LOW-E AND IR AND SPECTRAL SELECTIVE AND TINTED AND LOW-E

1010 WEST ELEVATION - PHASE ONE