



CITY OF VANCOUVER

P4

POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: June 24, 2008
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VanRIMS No.: 08-2000-20
Meeting Date: July 22, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Text Amendment - 749 West 33rd Avenue - St. Vincent's Heather Campus of Care

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, D.L. 526, Plan 14699, P.I.D. 007-755-414) to increase the density from 1.0 FSR to 1.4 FSR to accommodate a Campus of Care eldercare facility comprising hospital and related uses be referred to a Public Hearing, together with:

- (i) plans received May 31, 2007;
- (ii) draft CD-1 amending By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the Director of 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:

- Riley Park/South Cambie Vision, adopted by Council on November 1, 2005.
- Public Art Program, approved by Council in October 1990, and Public Art Policies and Guidelines, approved by Council in June and November 1994, which apply to rezonings with a floor area of 15 000 m² (161,463 sq. ft.) or greater.
- Childcare Design Guidelines, adopted by Council on February 4, 1993.
- Financing Growth.

PURPOSE AND SUMMARY

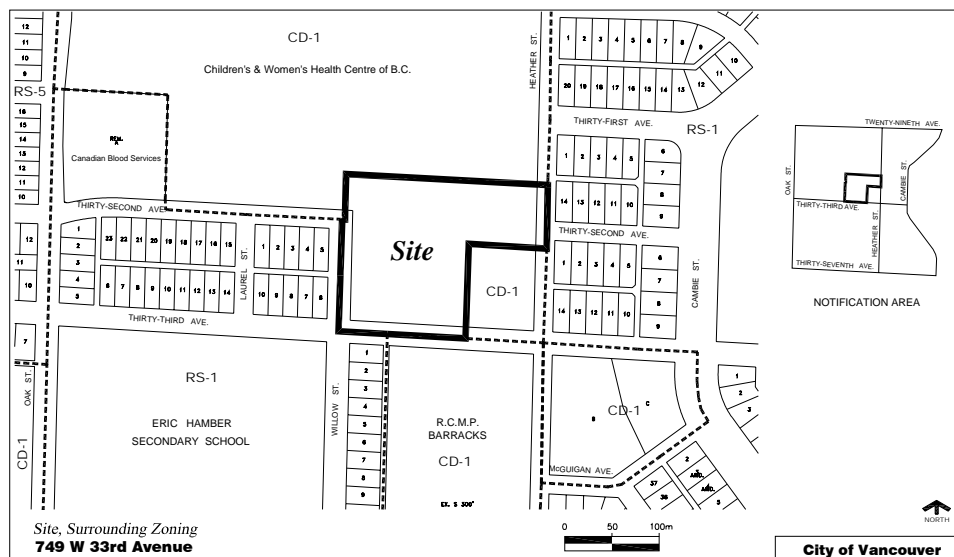
This report assesses an application to amend the CD-1 By-law to enable the remaining portion of the former St. Vincent’s Hospital to be re-developed over several years with a Campus of Care eldercare facility. The Campus of Care concept includes a geriatric hospital, together with complex residential care, assisted living and supportive housing, and a centre of excellence in geriatric medicine. Also included will be limited office and retail uses. The proposed development will consist of four, separate buildings ranging in height from three to six storeys at a proposed density of 1.4 FSR (floor space ratio) with underground parking.

At a Public Hearing held on September 13, 2005, Council approved an amendment to the CD-1 By-law to enable the first phase of Providence Health Care’s proposed “Campus of Care” to proceed. The first phase consists of a four storey assisted living building, for seniors and young disabled adults, situated at the southeast corner of the site (West 33rd Avenue and Heather Street). This building is nearing completion and occupancy is anticipated sometime in summer 2008.

The Riley Park/South Cambie Community Vision supports the redevelopment of the St. Vincent’s Hospital Heather site for more care-based institutional uses, especially for seniors and the disabled.

Staff recommend the application be referred to a Public Hearing and be approved, subject to conditions.

Figure 1. Site and Surrounding Zoning



BACKGROUND

Site: St. Vincent's Hospital which opened in 1939 became a Providence Health Care facility in 1997. The property is owned by the Catholic Charities of the Archdiocese of Vancouver on long term (70 years) lease to Providence Health Care. Providence is realigning its services and replacing aging infrastructure across the city. In March 2004, St. Vincent's acute care services were transferred to Mount St. Joseph's and St. Paul's Hospitals. The residential care unit and urgent care centre were also closed.

In 2005, St. Vincent's Hospital, which comprised several buildings, was demolished. The hospital site is now vacant apart from the newly constructed seniors supportive or assisted housing building at the southeast corner of the site.

The entire site is proposed to be developed in phases as a "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.

Existing Zoning and Surrounding Development: This 30 186 m² (7.5 ac.) site is located at the northwest corner of West 33rd Avenue and Heather Street and consists of two sub-areas, A and B.

The site is currently zoned CD-1. In 2005, Council amended the CD-1 zoning to permit a four storey building providing Assisted and Supportive Living uses within Sub-area A, which is nearing completion with occupancy anticipated in summer 2008.

The remaining portion of the site, Sub-area B (which is the subject of this rezoning) is developed with a surface parking area to the north and vacant land to the west, all of which are bordered by mature trees and shrubs at the property lines to the north and west.

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 head quarters. To the southeast is another large CD-1 zoned site containing the Youville Residence for seniors and the Holy Name Catholic Church. Remaining surrounding zoning is RS-1 and is developed with one-family dwellings and Eric Hamber Secondary School to the southwest, and one-family dwellings to the west and east.

Proposed Development: The St. Vincent's Heather Campus of Care will provide a continuum of integrated services from Assisted Living to Specialized Complex Care. The facility will be designed to support the independence of seniors, allowing them to age in place, in a familiar community. The key components of the campus include: complex care, specialized complex care, rehabilitation inpatient program, hospice and day hospice, assisted living and supportive housing, ambulatory care and day programs, and support infrastructure and parking. The conceptual plan proposes a total floor area of approximately 36 944 m² (397,662 sq. ft.), with buildings ranging in height from three to six storeys.

DISCUSSION

Use (for additional information, refer to Appendix D): The current CD-1 zoning permits a Hospital, Special Needs Residential Facility - Community Care - Class B, Special Needs Residential Facility - Group Living, Dwelling uses limited to Seniors Supportive or Assisted Housing and customarily ancillary uses.

This rezoning application proposes to broaden the land uses to include child day care facility, adult day care centre, fitness centre, health care office, limited food establishment, retail store (hospital) and small-scale pharmacy.

Staff supports these uses on the basis that they are consistent with approved Vision Directions cited in the Riley Park/South Cambie Community Vision notably:

- Direction 29.1 - Limit Office and Retail Uses on the St. Vincent's Hospital Site;
- Direction 29.2 - Consider Other Institutional, Cultural or Recreational Uses on the St. Vincent's Hospital Site.

Density: The current CD-1 zoning permit a maximum density of 1.0 FSR across the entire site. This rezoning application proposes to increase the overall density on the site from 1.0 to 1.4 FSR to facilitate the delivery of a continuum of health and residential services for seniors residing either in the Vincent's Heather Campus of Care facility, or living independently in the community. Additional floor area will enable a range of programs with a critical mass of complementary health care and assisted living services required to achieve a fully operational campus of care.

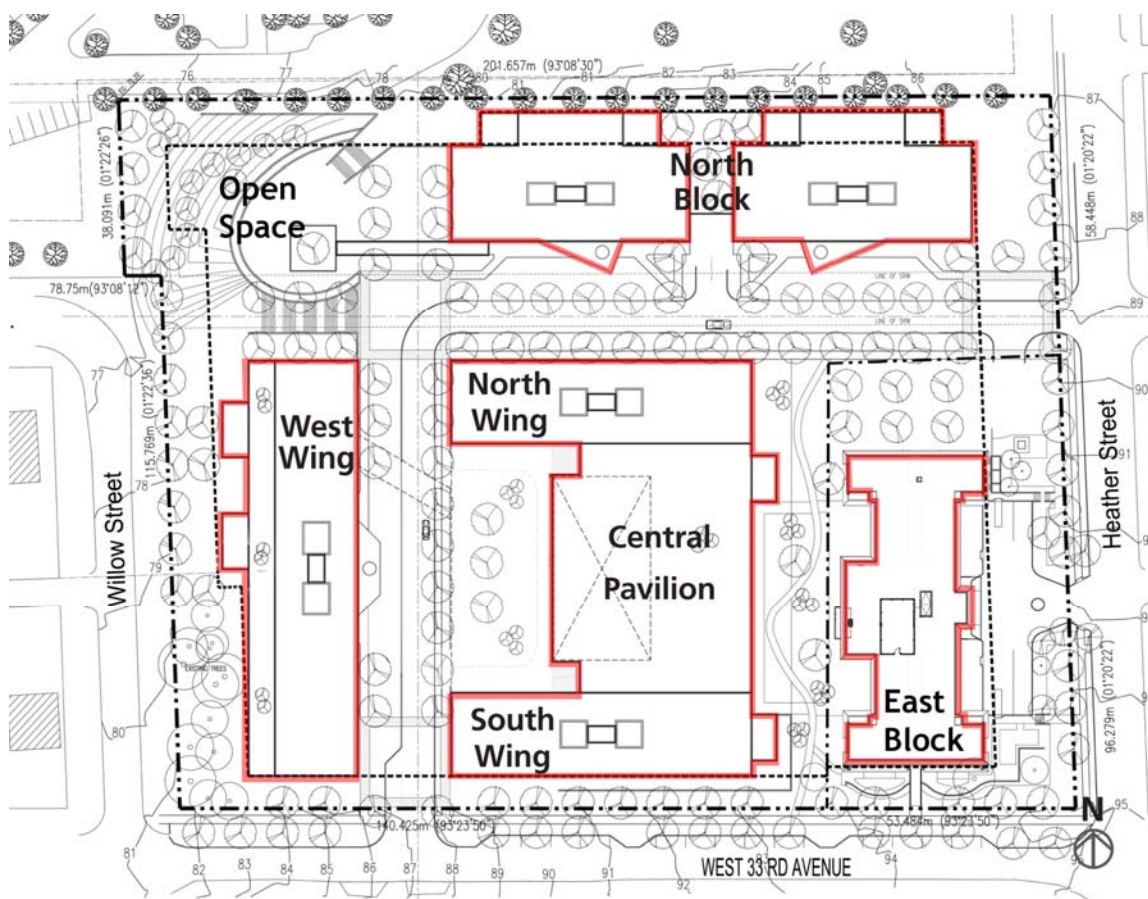
The applicant states that without rezoning a decrease in the size of the program (area requirements) could result in operational inefficiencies that render the programs not workable, or may compromise the range of services that could be offered.

Staff supports the increase in density from 1.0 to 1.4 FSR across the entire site on the basis that there is a need to provide centrally located geriatric health care and residential care services to serve both the needs of the immediate community and the city's future changing demographic needs.

Height and Form of Development (See Plans in Appendix E): The CD-1 zoning was amended in 2005 to permit a maximum height of 19.8 m (65 ft.) or four storeys, measured from base surface, for the newly constructed seniors supportive or assisted living building at 33rd Avenue and Heather Street (referenced in Figure 2 as East Block).

St. Vincent's Heather Campus of Care when fully built will consist of five new individual buildings.

Figure 2. St. Vincent's Heather Campus Site Plan



The building massing will consist of a range of building heights (three to six storeys, plus penthouse mechanical appurtenances) and the massing will be articulated into smaller components to complement the surrounding context. The primary building entrances will face onto an internal road/mews.

A proposed internal L-shaped road/mews will provide vehicular access and connect to West 33rd Avenue and Heather Street. The main vehicular entrance to the site will be from West 33rd Avenue with direct access to underground parking located under the Central Pavilion. There will also be underground parking below the North Block facility. A minimum amount of short-term surface parking is proposed to be provided for pick-up and drop-off.

The proposed hospital massing, located in the centre and westerly portion of the site, will consist of four components, which include a Central Pavilion, South Wing, North Wing and a West Wing.

The Central Pavilion, which will comprise approximately 7 275 m² (78,307.4 sq. ft.), will include public uses such as administration, pharmacy, retail, food services, coffee shop, ambulatory care facilities, deliveries and related support spaces.

The South Wing, which will comprise approximately 5 201 m² (55,983.1 sq. ft.), fronts onto West 33rd Avenue and will be five storeys (approximately 19.8 m/65 ft.) with public spaces at

ground level and patient or residents rooms above facing towards the street. The façade will be articulated to provide a presence along West 33rd Avenue with a set back of 7 m (23 ft.) from the south property line.

The North Wing, which will comprise approximately 6 213 m² (66,876.2 sq. ft.), will be six storeys (approximately 25.9 m/85 ft.). It is proposed to be located at the lowest grade elevation, in the mid-centre of the site, and will be set back significantly from West 33rd Avenue and Heather Street. The North Wing will accommodate ambulatory services, adult day care, and patient or residents rooms above.

The West Wing, which will comprise approximately 9 135 m² (98,328.3 sq. ft.), will provide some public programs, support spaces and patient rooms. Due to grade changes, the main entrance to the West Wing will be located at its second level. The building is oriented towards Willow Street and the proposed form of development gradually terraces up, with heights ranging from three (approximately 13.7 m/45 ft.) storeys facing Willow Street to five storeys (approximately 21.3 m/70 ft.) away from Willow Street. Roof terraces are proposed with outdoor spaces and roof gardens. The building's set back from the west property line ranges from (10 m/32.8 ft.) to (15 m/49.2 ft.) in order to preserve a natural stand of trees in this area, and to provide privacy to the west.

The North Block complex, which will comprise approximately 9 120 m² (98,166.9 sq. ft.), proposes to provide additional assisted and supportive housing, at the northeast corner of the site. The east elevation of the structure is proposed at three and one-half storeys (approximately 15.9 m/52.2 ft.) facing Heather Street. The west elevation will be four storeys (approximately 18.9 m/62 ft.) along the west façade. The main entrance to the building is proposed to be from the internal road/mews. Some surface parking spaces for pick-up and drop-off is proposed along the mews in front of the North Block complex with access to underground parking beneath the North Block complex.

An outdoor open space is proposed at the northwest corner of the site. The outdoor space will have direct access from the North Block complex and it includes ramps and stairs for access to the Children's and Women's Hospital site and Willow Street.

The proposed amending CD-1 By-law will specify permitted uses, maximum FSR, a building envelope and associated regulations (see draft By-law provisions in Appendix A). CD-1 Guidelines will state development objectives and principles, and specific design criteria (see draft in Appendix C). As with other large CD-1 sites developed over a long time period, the Guidelines would be used in conjunction with the By-law to assist both applicants and City staff in developing and evaluating development proposals.

On December 19, 2007 the Urban Design Panel unanimously supported the use, density and form of development (see Appendix D, page 2). Staff supports the general massing and proposed form of development, which will be further refined at the development application stage. In response to the Panel's commentary, staff has adjusted the draft CD-1 Guidelines to include considerations for:

- reducing the amount of hard surface paving, and increasing the amount of open space;
- ensuring that the open space emphasizes a pedestrian oriented environment easily navigable for seniors; and

- ensuring that the buildings are less institutional in character and more reflective of the character and expression of assisted living, long term stay residences.

Landscape: A 17 m (56 ft.) landscaped setback is envisaged on Heather Street to complement the Seniors Supportive or Assisted Housing project now under construction at the southeast corner of the site; the open space existing on the Children's and Women's Hospital site to the north; and the designated Bikeway route along Heather Street.

Other landscaped building setbacks include a 7 m (23 ft.) setback along West 33rd Avenue, a 10 m (32.8 ft.) to 15 m (49.2 ft.) along Willow Street to preserve a natural stand of trees at the southwest corner of the site, and a 10 m (32.8 ft.) setback along the north property line which may be reduced to 3 m (9.8 ft.) for portions of the building which are less than four storeys in height. All of these landscape setbacks are considered to be appropriate.

There is a significant amount of mature vegetation (e.g., trees and shrubs) at the west edge of the site, and as a condition of by-law enactment a certified arborist assessment and tree management plan will be required (refer to Appendix B - condition 2. (a) (i) and (ii) having regard to the St. Vincent's Heather (SVH) Campus CD-1 Guidelines).

Parking, Access and Circulation: The proposed Campus of Care development is anticipated to be built out over a number of years, subject primarily to funding from the provincial Ministry of Health. The development will provide on-site underground parking, with on-site circulation on an L-shaped internal road. The primary access point to the site will be from West 33rd Avenue with a secondary access point from Heather Street. Staff recommend that parking, loading and bicycle spaces be provided in accordance with the Parking By-law, including the Parking By-law's provision for exemption, relaxation and shared-use reduction. These requirements will be reviewed when a development application is submitted for the next phase of development.

Traffic Management: As part of the rezoning process, the applicant submitted a Traffic Impact Statement (TIS) to document the relative impacts associated with developments in the vicinity of the St. Vincent's Hospital site. The sites included:

- proposed St. Vincent's Hospital Campus of Care;
- future development of Children's and Women's Hospital (phases 3 and 4);
- expansion of Eric Hamber Secondary (already constructed);
- expansion of Ecole Rose de Vents - CSF (Conseil Scolair Francophone) school (now under construction);
- future redevelopment of the RCMP lands with residential use (approximately 800 to 1,000 units); and
- a new sports field and recreational park at the northwest corner of West 37th Avenue and Willow Street.

The TIS concluded that the future traffic volumes along Willow Street, Heather Street, 33rd Avenue and 37th Avenue will be impacted primarily by additional traffic volumes generated from the future expansion of the Children's and Women's Health Centre and the Ecole Rose de Vents -CSF (Conseil Scolair Francophone) school.

The proposed future residential development of the RCMP lands (south side of West 33rd Avenue), the new sports field at the northwest corner of West 37th Avenue and Willow Street,

and the redevelopment of the St. Vincent's Hospital will generate traffic levels equal to or less than original development on, or previous use of, these sites. During the a.m. peak hour, the total growth in vehicular traffic was estimated to be 742 vehicles and 1,043 vehicles during the p.m. peak hour. The net growth in traffic relative to previous and existing developments is estimated to be 318 vehicles per hour in the a.m. peak and 443 vehicles per hour in the p.m. peak, increases attributed to Children's and Women's Hospital expansion and the CSF school expansion.

There is a pedestrian actuated traffic signal at the intersection of Heather Street and West 33rd Avenue for the convenience and safety of pedestrians/cyclists crossings in the north-south direction. A marked pedestrian crosswalk is also provided across West 33rd Avenue at Willow Street. The TIS concluded that a semi-actuated traffic signal with detectors installed on both legs of Heather Street at the intersection of Heather Street and West 33rd Avenue should provide enough green times for all four approaches. In addition, a pedestrian/bike actuated traffic is recommended to be installed at the intersection of Willow Street and West 33rd Avenue to provide safer passages for pedestrians and cyclists.

Engineering staff have reviewed the traffic consultant's TIS and recommend that the applicant undertake a number of traffic and parking improvements. These include traffic signal improvements at Heather Street and West 33rd Avenue, a pedestrian activated signal at Willow Street and West 33rd Avenue, provision for cycle lanes on West 33rd Avenue adjacent to the site, and a raised eastbound left turn bay on West 33rd Avenue at the main vehicular entrance to the proposed development [refer to Appendix B - conditions 2. (a)(iv), (v), (vi) and (vii)].

Project's Response to the Riley Park/South Cambie (RPSC) Community Vision: This rezoning application generally follows the RPSC Community Vision Directions. It proposes to provide a 'community campus of care' (e.g., hospital and related uses) for seniors which includes a range of services designed to support healthy aging, together with independent living, complex residential care, rehabilitative services, palliative care, and ambulatory programs.

The proposed development also seeks to provide new office and retail uses, but limited to supporting other uses, as well as community facilities in accordance with:

- **Approved Vision Direction 29.1 - Limit Office and Retail Uses on the St. Vincent's Hospital Site**
"New office and retail uses should be considered in the redevelopment of the St. Vincent's Hospital site, but limited to supporting other uses (e.g. gift or coffee shop), and subject to analysis of traffic, parking and access, and other potential impacts."
- **Approved Vision Direction 29.2 - Consider Other Institutional, Cultural or Recreational Uses on the St. Vincent's Hospital Site**
"New institutional, cultural or recreation uses (e.g. seniors' centre, community facilities, daycare, schools) should be considered in the redevelopment of the St. Vincent's Hospital site, subject to analysis of traffic, parking and access and other potential impacts."

The former, five storey St. Vincent's Hospital building, located at the southeast corner of 33rd Avenue and Heather Street, had a maximum geodetic elevation of approximately

111.2 m (70 ft.). The proposed form of development, which consists of several buildings located across the site, has a maximum geodetic elevation of 110.9 m (85 ft.) to the parapet wall, which translates into a range of building heights (e.g. three to six storeys) located across the site to take advantage of the sloping topography. The proposed development is generally in accordance with:

- **Approved Vision Direction 29.3 - Allow Buildings Up to Four Storeys on the St. Vincent's Hospital Site**
"Buildings on the St. Vincent's Hospital site should be low-rise (up to four storeys high), except for new buildings replacing the original hospital building (southeast corner of 33rd Avenue and Heather Street) which could be built up to approximately eight storeys."

Most of the proposed buildings are four storeys in height, with the tallest buildings located in the centre of the site being designed to take advantage of the significantly sloping topography. Further design development review will occur at the development application stage to ensure that the development responds to the Vision Directions and the St. Vincent's Heather (SVH) Campus CD-1 Guidelines, having regard for the surrounding neighbourhood scale, views and sloping topography.

Sustainability: The City's proactive Green Building Strategy seeks to reduce the environmental impacts of buildings on the local environment and global climate change. The strategy is in evolution and will eventually have several implementation measures, including Vancouver Building By-law amendments. The strategy will ensure that development larger than 600 m² (6,458.3 sq. ft.) will reach at least the equivalent of LEED (Leadership in Energy and Environmental Design) Silver. The City's three priorities for green buildings are: energy efficiency, water efficiency and rain water management. In this context, rezoning applicants are strongly encouraged to utilize sustainability principles as they further articulate and develop their proposal.

Action A-2: Rezoning Policy for Greener Larger Sites cited in the EcoDensity Charter, adopted by Council on June 10, 2008 is not retroactive to the St. Vincent's site because the rezoning application was submitted almost one year ago on May 31, 2007.

However, the Council-adopted RPSC Community Vision does provide direction for large sites, such as St. Vincent's through the following direction:

- **Approved Vision Direction 27.3 - Require Environmentally Sustainable Development on Large Sites**
"Each large site in RPSC should achieve the highest level of environmental sustainability possible by incorporating explicit 'green strategies' in redevelopment plans, especially related to greenhouse gas emissions."

Ideas presented in the community Visioning process include: green roofs and/or extensive roof gardens, strategies for the conservation of energy, water and landscaping, maintaining existing mature trees and landscaping, and providing space, if possible, for community gardens.

The applicant states that the project will incorporate green strategies such as green roofs/gardens. Other green strategies being considered include the use of erosion and

sediment control practices, recycling of materials, provision of natural ventilation, use of low-emitting materials, use of construction management practices, and the provision of alternative transportation programs (e.g., shuttles) for staff. The applicant also intends to provide low maintenance and native species plantings, with rainwater sensors for all shrubs and lawn area irrigation. To date, the applicant has not been able to submit a LEED scorecard.

Staff supports all of the above and recommend that these measures be pursued through the development application stage and that further, the applicant be encouraged to achieve a minimum LEED Silver standard as the detailed building design proceeds, including specific consideration in the proposed development to energy efficiency, water efficiency and rainwater management.

Community Amenity Contributions (CAC): The City anticipates the offer of a community amenity contribution (CAC) from the owner of a rezoning to address the impacts of rezoning. The Riley Park/South Cambie Community Vision recommends that large sites should be given strong consideration for community services due to their accessibility and high community profile. Furthermore, there is a great need for additional child day care spaces, adult geriatric day programs and multi-purpose space in this area of the city.

Providence Health Care has offered to provide several public benefits, including a child day care facility, an adult day care facility providing geriatric outreach day programs and community access to, and use of, a multi-purpose facility by non-profit groups for a nominal charge/usage fee.

Specifically, Providence has offered to provide a fully equipped child day care facility at a location on the St. Vincent's Heather Campus of Care site suitable to the City, with adjoining outdoor play areas. Approximately 900 m² (9,687.5 sq. ft.) of gross floor area and contiguous outdoor space would accommodate a 37-space licensed child care program, in addition to required staff and parent drop-off parking.

Providence has also offered an adult day care facility, at least 500.5 m² (5,387.3 sq. ft.) in gross floor area at a location on the St. Vincent's Heather Campus of Care site suitable to the City, and to be operated by a non-profit society. In addition, Providence is offering access to a 300 m² (3,229.2 sq. ft.) multi-purpose facility, designed with adequate storage to accommodate a wide variety of uses, at a broad range of hours. Community access to this facility will be secured through a Community Agreement, satisfactory to the Directors of Social Planning and Legal Services.

The proposed facilities respond to a significant priority need for additional day care, adult day care and multi-purpose facilities, all of which have been identified by Social Planning staff, and these facilities respond to staff encouragement for Providence to provide such public benefits. Staff recommends that the facilities be accepted as an in-kind CAC.

Staff, therefore, recommend that Child Day Care Facility and Adult Day Care Facility both be listed as a permitted use in the amending CD-1 By-law. Also recommended are conditions (refer to Appendix B - conditions 2.(a) (xiii), (xiv) and (xv)) of rezoning approval which include legal agreements for the provision of the proposed facilities.

Public Input: Prior to the submission of the application, the applicant held an open house at the Holy Name Catholic Church on December 7, 2005 to seek feedback on the proposed development. About 27 people attended and offered general support for the proposed Campus of Care development (e.g., hospital with ancillary services) but expressed concern about the inclusion of a private school (e.g., the Fraser Academy) on the site.

Following the open house and discussion with staff, the applicant amended the rezoning proposal to delete school as a conditional land use, and offered to provide additional Assisted Living and Supportive Housing on the site.

After the rezoning application was received, staff sent out a notification letter to 196 property owners on June 25, 2007 (within the notification area shown on page 2 of the report). Two rezoning information signs were posted on the site on June 25, 2007. In response, staff has received two phone calls, both generally in favour of the proposed rezoning.

On June 20, 2007 the applicant also attended the Riley Park/South Cambie City Plan Committee to present the project to community residents. While concerns were raised about increased traffic on the Heather bike route and ecological and sustainable features of the buildings and site, overall the response has been generally positive. The project provides a 'community campus of care' which will include a range of services designed to support healthy aging; the project responds well to the Community Vision and provides several public benefits including an adult day care centre, a child day care facility and a multi-purpose room available for community use.

FINANCIAL IMPLICATIONS

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

Applicant's Comments: The applicant has been provided with a copy of this report and has provided the following comments:

"We have reviewed a copy of the Policy Report from City Vancouver for CD-1 Text Amendment - 749 West 33rd Avenue - St. Vincent's Heather Campus of Care. We find that it is consistent with our discussions with City staff. Attached is a letter from Providence Health Care also noting their comments to the report. We look forward to the opportunity of moving forward with our application with your support."

In addition, Providence Health Care provides the following comments:

"Providence Health Care acting as agents for the property owner, the Catholic Charities of the Archdiocese of Vancouver has reviewed a copy of the Policy Report from City of Vancouver for CD-1 Text Amendment - 749 West 33rd Avenue - St. Vincent's Heather Campus of Care. We find that it is consistent with our discussion with City staff. We look forward to the opportunity of moving forward our application with your support."

CONCLUSION

Planning staff conclude that the proposed development is consistent with the Riley Park/South Cambie Community Vision and is appropriate in terms of the use, density and form of development for this site.

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

* * * *

749 West 33rd Avenue
(St. Vincent's)

Draft for public hearing

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.

BY-LAW NO. _____

A By-law to amend CD-1 By-law No. 4671

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council repeals sections 2 to 7 inclusive of By-law No. 4671, and substitutes:

"Definitions

2. In this By-law:

Adult Day Care Centre means the use of premises to offer health, therapeutic, social, respite, and other care services, programs, and facilities to seniors and other adults.

Retail Store (Hospital) means a retail store as defined in section 2 of the Zoning and Development By-law limited to the use of premises for a newsstand or flower shop, or for the retail sale or rental of products designed specifically for medical applications including pharmaceuticals, prosthetics, hearing aids, and similar products.

Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (82).

3.2 Subject to Council approval of the form of development, to all conditions, guidelines, policies and the Riley Park/South Cambie Community Vision adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (82) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

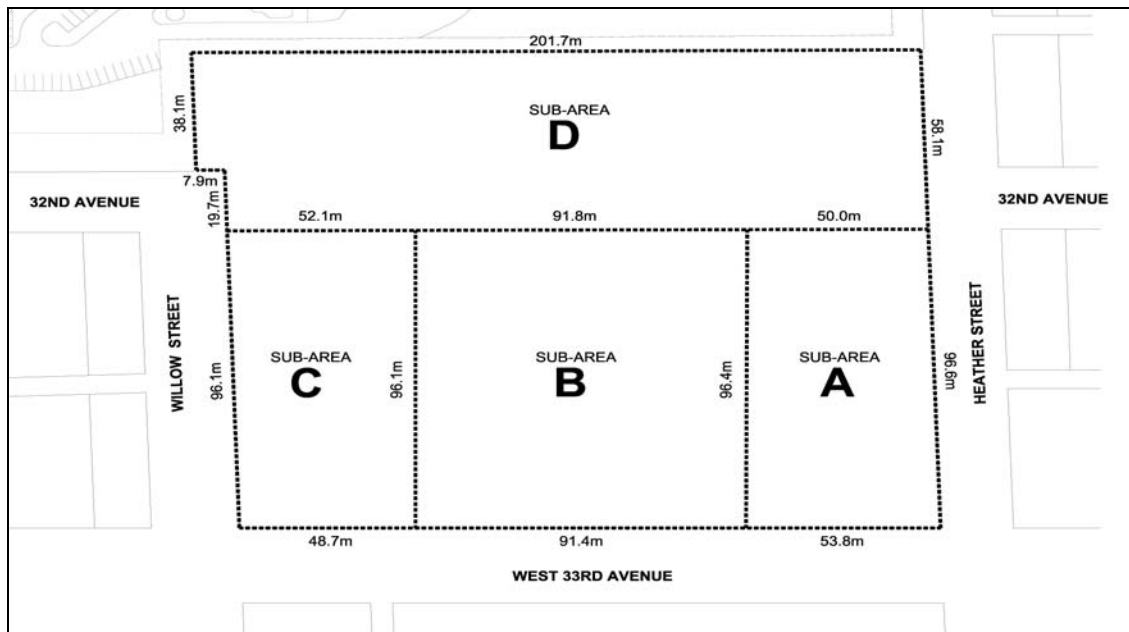
- (a) Adult Day Care Centre;
- (b) Cultural and Recreational Uses, limited to Fitness Centre;
- (c) Dwelling Uses, limited to Seniors Supportive or Assisted Housing;
- (d) Institutional Uses, limited to Child Day Care Facility, Hospital, Community Care Facility, and Group Residence;

- (e) Office Uses, limited to Health Care Office;
- (f) Retail Uses, limited to Limited Service Food Establishment and Small-scale Pharmacy;
- (g) Retail Store (Hospital); and
- (h) Accessory Uses customarily ancillary to any use permitted by this section 3.2.

Sub-areas

4. The site is to consist of Sub-areas A, B, C, and D illustrated in Diagram 1.

Diagram 1



Density

- 5.1 Computation of floor space ratio must assume that the site consists of 3 019 hectares, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses, combined, must not exceed 1.4.
- 5.3 The sales area of a retail store (hospital) must not exceed 93 m².
- 5.4 The gross floor area for a small-scale pharmacy must not exceed 600 m².
- 5.5 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross-sectional areas and included in the measurements for each floor at which they are located.

5.6 Computation of floor space ratio must exclude:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating or mechanical equipment, underground utility corridors and walkways, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) areas of undeveloped floors located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, except that the maximum exclusion must not exceed the lesser of 20% of permitted floor area in a building and 2 000 m²;
- (g) where the use of floors is entirely for access to or occupancy by heating and mechanical equipment or utilities and are above the base surface; and

- (h) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause does not apply to walls in existence prior to March 14, 2000.

5.7 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
 - (ii) enclosure of the excluded balcony floor area must not exceed 50%; and
- (b) tool sheds, trellises, and other garden structures which support the use of intensive green roofs and urban agriculture, and, despite section 5.6(b), those portions of stairways and elevator enclosures at roof level which provide access to garden areas.

Height

6.1 The building height, including parapet wall, must not exceed the geodetic elevation of:

- (a) 106.29 m in sub-area A;
- (b) 110.9 m in sub-area B;
- (c) 102.2 m in sub-area C; and
- (d) 100.9 m in sub-area D.

6.2 Despite section 6.1, the Director of Planning or Development Permit Board may permit an increase in height for mechanical appurtenances, architectural appurtenances such as elevator enclosures and stairwells that are necessary to give access to a rooftop garden, railings, screens, planters and other similar elements that are an integral part of the rooftop garden or of the decks and balconies, and appurtenances which, in the opinion of the Director of Planning or Development Permit Board are similar to the foregoing, if such appurtenances, in the aggregate, do not exceed 50% of the width of the building, as measured on any elevation drawings, or 20% of the roof area on which they are situate as viewed directly from above.

Parking, loading, passenger and bicycle spaces

7. Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage, except that:

- (a) for units containing living accommodation, the following parking requirements apply:
 - (i) one parking space for each four units less than 70 m² of gross floor area, and
 - (ii) one parking space for each unit 70 m² or more of gross floor area;
- (b) the Director of Planning, in consultation with the General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the provision of scooter storage spaces in lieu of bicycle parking spaces; and
- (c) for a child day care facility, a parking requirement of a minimum of one standard size drop off/pick up space for every eight full-time equivalent children in attendance, and a minimum of two parking spaces for child care staff.

Acoustics

8. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of units containing living accommodation	Noise levels (Decibels)	
Bedrooms	35	
Living, dining, recreation rooms	40	
Kitchen, bathrooms, hallways	45	"

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.

1. PROPOSED CONDITIONS OF APPROVAL

GUIDELINES

- (a) THAT design guidelines entitled "St. Vincent's Heather (SVH) Campus CD-1 Guidelines" attached as Appendix C be approved by resolution of Council at the time of enactment of the amending CD-1 By-law.

FORM OF DEVELOPMENT - FIRST PHASE OF DEVELOPMENT

- (b) THAT the schematic plans prepared by IBI Group/Henriquez Architect and stamped "Received Planning Department (Rezoning Centre) May 31, 2007," illustrating the proposed form of development, specifically in relation to the siting of buildings, development of ground plane, building heights and massing be approved by Council before any development permit is issued.
- (c) THAT, prior to the approval by Council of a detailed form of development for the first phase of development either in Sub-Areas B, C or D of the site, the applicant shall obtain approval of a development application for this first phase of development by the Director of Planning, who shall have particular regard for the following:
 - (i) the overall form of development for the entire site previously approved by Council;
 - (ii) the St. Vincent's Heather (SVH) Campus CD-1 Guidelines;
 - (iii) an analysis of view, shadow and liveability impacts for any building exceeding a height of 10.7 m (35 ft.); and
 - (iv) consultation with affected property owners;

SUSTAINABILITY

- (v) provide a LEED scorecard, and consideration to achieve a LEED Silver equivalent rating in the project's sustainability performance

ENGINEERING

- (vi) a circulation plan for all proposed development on the site, prepared by a qualified professional, to include provisions for vehicle access and egress, underground parking, internal lanes for emergency and Fire Department access, and pedestrian access;

- (vii) a transportation consultant's study to include:
- a review of the sightlines and visibility at the main entrance of the development on West 33rd Avenue with suggested improvements to street geometry should sightlines not meet transportation standards. The applicant is to agree to all suggested improvements deemed necessary by the General Manager of Engineering Services and enter into or modify any servicing agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to secure the obligations for roadway improvements;
 - a review of the traffic volumes and circulation around the site to determine any increases in expected traffic on Heather Street. The study to recommend traffic calming/mitigation measures to reduce the impact of increased traffic on the Heather Street Bikeway and the neighbourhood. The applicant is to agree to all suggested improvements deemed necessary by the General Manager of Engineering Services and the Director of Legal Services, to secure the obligations for traffic calming/mitigation improvements;

LANDSCAPE

- (viii) design development to maximize the retention of existing trees at the corner of Willow Street and West 33rd Avenue and develop this area as a resident and neighbourhood pedestrian amenity (including walking paths and permanent seating);
- (ix) design development to strengthen the pedestrian linkages through the site;
- (Note to Applicant:** This can be accomplished by deleting the curb side lot to the north of the Assisted and Supportive Housing located at West 33rd Avenue and Heather Street. The development of a pedestrian oriented double row tree colonnade through the site would further strengthen an east west pedestrian connection and the West 32nd Avenue alignment.)
- (x) design development to explore design options for the retention of the existing rock feature and two associated trees located at the northeast corner of the site;
- (Note to Applicant:** There may be an opportunity to integrate this existing landscape feature with a children's day care facility play area.)
- (xi) design development to reduce wherever possible surface parking areas, driveway curb cuts and curb let downs to allow easy pedestrian movement through the site;
- (Note to Applicant:** The proposed open space system seems comprised of thin strips of "left over" land as opposed to a contiguous system of connected spaces.)

- (xii) provide a conceptual outline including activity uses for the plaza proposed at the northwest corner of the site;

(Note to Applicant: There is an existing Sequoia tree in the proposed plaza area which could be integrated into the design as a feature.)

- (xiii) provide a detailed Landscape Plan illustrating both common and botanical name, size and quantity of all proposed plant material. Proposed plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List;

- (xiv) provide a legal survey illustrating the following information:

- existing trees 20 cm calliper or greater on the development site;
- the public realm (property line to curb), including existing trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site.

- (xv) provide a significant amount of seating along the pedestrian walkways within the site;

- (xvi) retain existing trees on site, especially along site periphery, wherever possible;

(Note to Applicant: Site inspection indicates 15 existing Sequoia trees at the corner of Willow Street and West 33rd Avenue, whereas only 12 have been identified for retention.)

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- (xvii) provide a rationale to address the principles of CPTED cited in the St. Vincent's Heather (SVH) Campus CD-1 Guidelines (refer to Appendix C - Section 2.9);

FORM OF DEVELOPMENT - SUBSEQUENT PHASES OF DEVELOPMENT

- (d) THAT, prior to the approval by Council of a detailed form of development for any development subsequent to the first phase of development either in Sub-areas B, C or D of the site, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
- (i) the overall form of development for the entire site previously approved by Council;
 - (ii) the St. Vincent's Heather (SVH) Campus CD-1 Guidelines;
 - (iii) an analysis of view, shadow, and liveability impacts for any building exceeding a height of 10.7 m (35 ft.); and

- (iv) consultation with affected property owners;

SUSTAINABILITY

- (v) provide a LEED scorecard and consideration to achieve a LEED Silver equivalent rating in the project's sustainability performance;

ENGINEERING

- (vi) provide a parking study which will review the site-generated parking demand and will demonstrate an appropriate parking strategy for the development;

(Note to Applicant: The report will identify location of parking, access to on-site parking and loading area. The report will show turning swaths for all loading vehicles ensuring there is adequate space available and manoeuvrability is safe along with a written commentary. The report will include turning swaths for two-way vehicular flow at all parking levels, making sure there are no conflict points, identifying any conflict points if any, column encroachment or any other obstruction in the parking or loading spaces and will provide a written commentary including recommended solutions. The report will analyze and ensure that the spaces for loading and parking, manoeuvring aisles for parking and loading, all on-site slopes in the parking and loading areas including slopes for exit and entry ramps and heights for parking and loading areas as per the City of Vancouver's Parking By-law. The report will also ensure disability parking spaces are provided in close proximity of the elevator.)

- (vii) make arrangements, to the satisfaction of the General Manager of Engineering Services, for storm and sanitary services for this site;

(Note to Applicant: Please contact Sewers and Drainage Design Branch (Jim Burnett, 604-873-7357) very early in the detailed design process as there are preferred servicing points which will have significant impact on plumbing design if not firstly properly considered.)

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- (viii) provide a rationale to address the principles of CPTED cited in the St. Vincent's Heather (SVH) Campus CD-1 Guidelines (refer to Appendix C - Section 2.9).

2. PROPOSED PRIOR-TO CONDITIONS TO CONSIDER PRIOR TO BY-LAW ENACTMENT

- (a) THAT, prior to consideration of enactment of the amending CD-1 By-law, the registered owner shall:

LANDSCAPE

- (i) provide a Certified Arborist assessment of all existing trees 20 m calliper or greater located on the development site;

- (ii) provide a tree retention plan illustrating all existing trees to be retained or removed superimposed on the proposed building footprint and keyed to the Arborist assessment of existing trees on site;

ENGINEERING

Make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to provide the following, at no cost to the City:

- (iii) clarification of all charges registered in the Land Title Office against title to the lands (a charge summary, including copies of all charges, must be provided);
- (iv) clarification of the status of the existing rights of way and easements on site as it relates to the overall site development. Provision of a charge summary detailing the status of existing rights of ways and impacts on the project (the summary submitted did not address development impacts on the charges);
- (v) provision of traffic signal improvements at Heather Street and West 33rd Avenue including all street/road geometric changes needed to accommodate signal improvements;
- (vi) provision of a pedestrian activated signal at West 33rd Avenue and Willow Street, including all Street/road geometric changes needed to accommodate signal improvements;
- (vii) provision of concrete curb and gutter, street trees, lamp standards and pavement on West 33rd Avenue from Heather Street to Willow Street at widths to accommodate cycle lanes on West 33rd Avenue. Improvements to include adjustments to existing sidewalks to accommodate the proposed West 33rd Avenue bus facilities (concrete roadway bus pads and extended sidewalks and bus shelter pads);
- (viii) provision of a raised eastbound left turn bay on West 33rd Avenue at the main vehicular entrance to the development. The main entry design is to be modified to accommodate the left turn bay on West 33rd Avenue at the main vehicular entrance to the development. The main entry design is to be modified to accommodate the left turn bay design;
- (ix) provision of sidewalk on the east side of Willow Street from West 33rd Avenue north adjacent to the site;
- (x) provision for the abandoning of the existing sewer that passes through the site (Explanatory Plan No. 11473);
- (xi) undergrounding of all new utility services from the closest existing suitable service point. All services, 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

- (xii) provision of street trees adjacent to the site where space permits;

PUBLIC ART

- (xiii) make arrangements, to the satisfaction of the Director of Legal Services and the Office of Cultural Affairs, for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide the security in a form and amount satisfactory to the aforesaid officials; and provide a preliminary public art plan to the satisfaction of the Director of Cultural Affairs, setting out the proposed public art program aims, artist terms of reference, site and artists selection methods, project budget, implementation plan and a schedule;

CHILDCARE

- (xiv) make arrangements, to the satisfaction of the Director of Social Planning and the Director of Legal Services, for the provision of a fully fitted up (i.e., ready for immediate occupancy), furnished and equipped 37-space child day care facility, at a location suitable to the City, comprising:

The facility shall comprise approximately 900 m² (9,687.5 sq. ft.) of gross floor area of indoor and contiguous outdoor space, in addition to required staff and parent drop-off parking. Both the indoor and outdoor space must meet all provincial community care facilities licensing and City Childcare Design Guidelines requirements and be satisfactory to the Director of Social Planning. The owner shall bear all start up costs and be responsible for maintaining, repairing and operating the child day care facility in perpetuity, including the building within which the child day facility is located, and securing a non-profit facility operator, to the satisfaction of the Director of Social Planning and the Director of Legal Services;

ADULT DAY CARE

- (xv) make arrangements, to the satisfaction of the Director of Social Planning and the Director of Legal Services, for the provision of a fully fitted up (i.e., ready for immediate occupancy), furnished and equipped adult day care facility of at least 500.5 m² (5,387.3 sq. ft.), at a location suitable to the City, comprising:

The facility shall comprise at least 500.5 m² (5,387.3 sq. ft.) of gross floor area and must meet all provincial adult day care guidelines and be satisfactory to the Director of Social Planning. The owner shall bear all start up costs and be responsible for maintaining, repairing and operating the adult day care facility

in perpetuity, including the building within which the adult day care facility is located, and securing a non-profit society, to the satisfaction of the Director of Social Planning and the Director of Legal Services;

COMMUNITY USE

- (xvi) make arrangements, to the satisfaction of the Director of Social Planning and the Director of Legal Services, for community access to a 300 m² (3,229.2 sq. ft.) multi-purpose facility, with adequate storage to accommodate a wide variety of uses at a broad range of hours;

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site, as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the amending by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary and in a form satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult with other city officials and City Council.

* * * * *

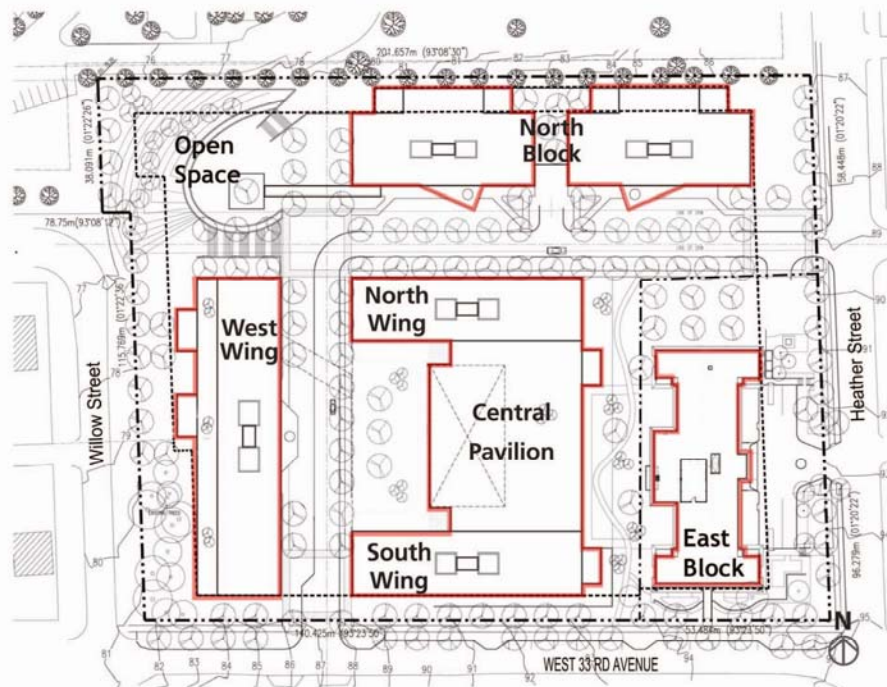
Draft 749 West 33rd Avenue CD-1 Guidelines

1 Application And Intent

These guidelines are to be used in conjunction with the CD-1 by-law for the St. Vincent's Heather (SVH) Campus to guide development on the site. As well as assisting the development permit application, the Guidelines will be used by City staff in the evaluation of proposed developments on the site.

The intent of these guidelines is to ensure that the new development is compatible with the physical character of the neighbourhood and to achieve a high quality development that assists in maintaining and contributing to a strong neighbourhood character.

Figure 1. SVH Campus Site Plan



2 General Design Considerations

2.1 Neighbourhood and Campus Character

The surrounding area has a strong character of larger institutional forms sitting within large green spaces as well as single-family residential forms:

- (a) building forms should be placed within large green natural setbacks;
- (b) building forms can draw on the surrounding institutional land use pattern without appearing monolithic or dominant in scale;
- (c) a legible campus site plan and pattern should be created to foster a strong sense of place and identity; and

- (d) distinct and continuous pedestrian links should be provided throughout the campus to ease way-finding and encourage pedestrian use.

2.2 Street Character

- (a) New buildings at the Willow Street setback should be kept low in scale and rhythm to respond to the adjacent single-family residential forms.
- (b) The natural stand of trees at the corner of Willow Street and 33rd Avenue should be preserved.
- (c) The setback on Heather Street should be fully landscaped and contribute to the green space on the adjacent hospital site to the north by creating a seamless transition across the property line.
- (d) Buildings on West 33rd Avenue should have a similar height as the previously existing hospital building.

2.3 Building Orientation

- (a) Buildings should generally be oriented to the adjacent orthogonal street grid.
- (b) Main building facades should address the street, and not have the side of buildings or blank walls facing the streets or public realm.
- (c) Mechanical penthouses should also be located and oriented to minimize shadowing and view impacts.
- (d) The buildings should be oriented to adapt sustainable principles and utilize the unique properties of the site.
- (e) The buildings should be oriented to help define open spaces and street edges while maintaining a unified campus identity.

2.4 Views

Built form in the Campus should respect various public, semi-public and private views consistent with the form of development:

- (a) private view opportunities for patients, staff and the public using the subject site, particularly from upper massing; and
- (b) roof areas should be designed to improve near views from surrounding higher buildings and improve sustainability through the use of a variety of special materials and landscaping such as green roofs or planters.

2.5 Topography

This site sits on a knoll of a hill with a significant drop in grade across the site in a north westerly direction.

- (a) Building forms along 33rd Avenue should step with the sloping topography.
- (b) The centre of the site, where the land slopes away, can be used to locate floor area without increasing the apparent scale of the buildings.

2.6 Light and Ventilation

Below-grade units are generally discouraged.

2.7 Weather Protection

- (a) Weather protection should be provided over building entrances.
- (b) Connections between buildings can consider weather protected links.

2.8 Privacy

Privacy for residential uses should be considered.

- (a) Ensure that privacy on adjacent sites is not unduly compromised; and
- (b) Minimize its impact on the level of privacy within its own site.

2.9 Safety and Security

Safety and security are important considerations for all uses. Buildings should take into consideration the principles of crime prevention through environmental design (CPTED). The most common crime issue has shown to be theft in the parking areas. The secondary issue is break and enter and finally, issues related to mischief in places such as exit alcoves, open exit stairs and open service areas. Blank walls on lanes tend to attract graffiti. Skateboarding on plazas has shown to have negative impacts on property and creates noise for residents. Mail theft has also become a more common crime.

- (a) Public pathways are to be created on the campus. Buildings should front onto these pathways to provide informal surveillance whenever possible. For areas not identified as public pathways, cutting through should be discouraged.
- (b) The needs of different user groups should be respected and may benefit from distinct areas and routes.
- (c) The campus should be well lit at night to assist surveillance.

2.10 Access and Circulation

- (a) Access and circulation should be provided to minimize conflict between pedestrians, vehicles and bicycles.
- (b) Main building entries should be clearly identifiable, visible, transparent and accessible from the streets.
- (c) Pedestrian bulges should be considered to reduce pedestrian crossing widths.
- (d) A bikeway hub amenity should be provided on Heather Street including furnishings and facilities.
- (e) Wellness Walkway features should be considered such as non-glare paving, minimum 1.8 m width sidewalks, rest areas and fragrant planting.

2.11 Vehicle Circulation

- (a) The main access to and from the site should be primarily from 33rd Avenue. Access from Heather Street should provide features to minimize conflicts with the bikeway.
- (b) Drop-offs may be provided at building entrances provided they do not create extensive paved areas in addition to the internal streets and should be coordinated with fire access requirements.
- (c) Surface parking should be discouraged.
- (d) Loading and service functions should be located away from the streets and public realm areas.
- (e) Traffic calming features should be provided in coordination with Engineering Services requirements including curbs, bulges and sidewalks along 33rd Avenue (similar to previous improvements on 33rd Avenue at Arbutus Street).

2.12 Parking and Loading Areas

- (a) Parking and loading entrances should be integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Good visibility for vehicles at access points should be provided.
- (b) Parking garages for workers and residents should be fully secured during non-business hours. Doors leading from perimeter exit stairs should be integrated into the building face, preferably close to a main building entrance rather than isolated from the building. Visitor parking should be secure and separate from worker/resident parking including stairs and elevator lobbies.
- (c) For public parking, the number of pedestrian entry points should be reduced to a minimum and where possible, should be located at the vehicular entry points to maximize surveillance.
- (d) Garage interiors should be as visibly open as possible without circuitous paths to elevators and stairs. Walls and ceilings should be painted white and vertical circulation areas should be visibly open.
- (e) Where possible, loading areas should be secured with an overhead gate, with electronic communication to personnel that can open and close gates.
- (f) Conflicts between loading routes and other vehicular routes should be avoided.

2.13 Universal Access

- (a) Generally, the primary pedestrian systems, public open spaces, primary private walkways and principal entrances to all buildings should provide universal access including persons with disabilities.
- (b) Access routes should be easily identifiable and integrated into the building/landscape design.
- (c) Appropriate signage, markers, or other levels of way finding should be used along access routes to indicate the route terminus points or any required route changes to ensure convenient universal access throughout the SVH campus.

3 Phasing

Four phases have been identified. Measures to ensure each phase is complete and liveable should be undertaken including the use of, among other things, security fencing, screens and landscaping.

4 Guidelines Pertaining To Regulations

4.1 Height

- (a) The master plan form of development shows the overall massing for the site ranging between 3 and 6 storeys. This overall massing should be retained as the campus develops with the maximum height, as defined in the CD-1 By-Law. The remaining buildings should step down in height generally as reflected in the master plan form of development.
- (b) Roof mechanical should be minimized in bulk and should be formed and treated with high quality materials which reflect the building architectural character.

4.2 Setbacks

The following building setbacks are required to establish the desired public realm, public open space, neighbourhood and streetscape character, interface with open spaces on the adjacent hospital site, retention of natural features and pedestrian amenity objectives within the SVH Campus.

- (a) Heather Street
A 17.0 m landscaped setback along Heather Street.
- (b) 33rd Avenue
A 7.0 m setback along 33rd Avenue
- (c) Willow Street
A 15.0 m setback extending from 33rd Avenue to the centerline of the lane on the west side of Willow Street to preserve the natural stand of trees in this area.
A 10.0 m setback extending from the centerline of the lane on the west side of Willow Street to the north property line.
- (d) North Property Line
A 10.0 m setback from the north property line. This may be reduced to a 3.0 m setback for a part of the building not exceeding 50 percent of its length, or up to 75 percent of the length of the building for portions that are less than four storeys.

4.3 Horizontal Angle of Daylight

All habitable rooms in buildings used for residential purposes shall have at least 1 window on an exterior wall which complies with the following:

- (a) the window shall be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, shall be unobstructed over a distance of 24.0 m; and
- (b) the plane or planes shall be measured horizontally from the centre of the bottom of the window.

4.3.1 For the purpose of section 4.3, the following shall be considered as obstructions:

- (a) the theoretically equivalent buildings located on any adjoining sites in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site;
- (b) part of the same building including permitted projections; and
- (c) accessory buildings located on the same site as the principal building;

4.3.2 For the purposes of section 4.3, the following shall not be considered as habitable rooms:

- (a) a bathroom; or
- (b) a kitchen, whose floor area is the lesser of:
 - (i) less than 10 percent of the total floor area of the dwelling unit, or
 - (ii) less than 9.3 m².

5 (Reserved)

6 (Reserved)

7 Open Space

7.1 A variety of open spaces are to be provided on the Campus.

- (a) A large, public open space at the northwest corner of the site.
- (b) A green, landscaped setback along Heather Street as an extension of the green space on the adjacent hospital site and retention of natural features, where possible, such as the rock outcrop.
- (c) The stand of trees at the corner of 33rd Avenue and Willow Street which can be enhanced as an amenity such as passive seating and link to pedestrian paths.

- 7.2 The legibility, extent, quality and consistency of the overall treatment of the public realm and open space, including pedestrian corridors and streets, will be a major factor in achieving the urban design objective for a unified, attractive and less institutional built environment for the SVH campus. The natural features and setting of the campus should be retained and enhanced. Open spaces should emphasize a pedestrian oriented environment which is easily navigable for seniors.

While it is recognized that this will be a gradual process occurring over many years, it is important that there be a coherent vision established to guide the incremental development process.

- (a) A coordinated design for street furniture should be provided, including benches provided at regular intervals for ease of use particularly for the infirm.
- (b) Provide a continuity of treed walkways for consistent sun/shade protection when desired.
- (c) Minimize the extent of paved area for vehicle use.
- (d) Visually connected pathways and integrated plazas, steps and usable landscape features for the enjoyment of hospital workers, visitors and neighbouring residents should be provided.
- (e) A variety of scales, locations and orientations to cater to varied outdoor activities and varied experiences of the residents and visitors should be provided.
- (f) Consider accessible roof areas or decks developed as inviting spaces for active use.

8 Landscaping

The landscape should contribute to the creation of a liveable, healthy and environmentally responsive community.

- (a) Large calliper trees, seasonal, coniferous and successional plantings should be used extensively.
- (b) Use of indigenous flora should be considered a priority, in terms of lowering maintenance. Flowering and fruiting trees should be chosen for promoting natural avian habitat.
- (c) A variety of plant material should be used reflecting seasonal change.
- (d) Opportunities for retention of significant trees should be maximized where consistent with projected development. Tree protection for all retained trees shall conform to City of Vancouver's Tree Retention, Relocation and Replacement Guidelines.
- (e) Open space should be fashioned to minimize water, chemical and fossil fuel use for routine maintenance and should promote a healthy local ecosystem using sustainable measures.
- (f) Permeable surface materials should be incorporated into open space development proposals, and opportunities for retention of surface storm water on site should be considered.
- (g) Senses of sight, smell and touch should be stimulated by providing elements of healing gardens.
- (h) Opportunities for resident gardening will be a popular activity and should be considered.
- (i) Opportunities for Public Art should be considered in accordance with Public Art objectives.

9 Garbage And Recycling

Recycling and garbage containers and collection systems should be provided for each building and easily accessible for garbage trucks. Where garbage collection/storage is not provided underground, it should be screened and secured.

ADDITIONAL INFORMATION

Site and Existing Zoning: The site is currently zoned CD-1. In 2005, Council amended the CD-1 zoning to permit a 4-storey building providing Assisted and Supportive Living uses within Sub-area A, which is nearing completion with occupancy anticipated in summer 2008.

The remaining portion of the site, Sub-area B (which is the subject of this rezoning) is developed with a surface parking area to the north and vacant land to the west, all of which are bordered by mature trees and shrubs at the property lines to the north and west. Sub-area B, proposed as 25 190 m² (271,142.9 sq. ft.), has a frontage along Heather Street of 58.1 m (190.6 ft.), a frontage along West 33rd Avenue of 140.8 m (461.9 ft.) and a frontage along Willow Street of 153.8 m (504.6 ft.).

The entire site slopes approximately 18 m (59.1 ft.) diagonally down from the southeast corner to the northwest corner. Along West 33rd Avenue, the slope is quite shallow from Heather Street to about mid-block dropping 6 m (19.7 ft.), from here the slope is significantly steeper dropping an additional 10 m (32.8 ft.) to the intersection of West 33rd Avenue and Willow Street.

The slope along the northerly property line is similar to that of West 33rd Avenue from east to west, starting shallowly and becoming steeper towards the west edge with a change in elevation of approximately 11 m (36.1 ft.). Along Heather Street, the grade slopes consistently and gradually from south to north dropping 9 m (29.5 ft.) across the full depth of the site. Similarly, the slope from south to north along Willow Street is consistent and gradual with a change in elevation of approximately 5 m (16.4 ft.).

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objections to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

Comments of the Director of the Housing Centre: The Director of the Housing Centre supports this rezoning and has the following comments:

“The Housing Centre supports this rezoning as the master plan and subsequent development will serve to broaden the spectrum of housing and care opportunities for seniors in the city.”

Urban Design Panel Comments: The Urban Design Panel reviewed this proposal on December 19, 2007 and unanimously supported the proposed uses, density and form of development and offered the following comments:

“Panel’s Consensus on Key Aspects Needing Improvement:

- Consider reducing the amount of hard surface paving, and increase the amount of open space;
- Open space should emphasize a pedestrian oriented environment easily navigable for seniors; and
- The buildings should strive not to be institutional in character; rather they should reflect the character and expression of assisted living, long term stay residences.

The Panel unanimously supported the proposal and felt it was the appropriate use and height and form of development that will work well on the site.

The Panel liked the treatment of continuing the city grid along West 32nd Avenue into the site. They also liked the stepping down across the site to the west. The Panel thought the applicant had used the appropriate response for the open space in the northwest corner but would like to see more open space within the site for the residents and visitors. They were not concerned with the encroachments of height on the north side because of the other institutions located nearby. One Panel member was concerned with the 3 m setback on the north edge saying it seemed tight and reminded the applicant and staff that they need to account for possible future development on the adjoining site.

The Panel thought the density could be increased on the site with one Panel member suggesting there could be higher elements in the centre portion of the site.

The Panel thought the design was clear and simple with a few Panel members suggesting the proposal seemed too uniform and wants to be broken up a bit or that it could be more urban and less of a campus plan. Three Panel members felt that architectural expression should be in the guidelines. Another Panel member suggested that the nature of the assisted living should be of a different character and scale from the hospital and to make it less institutional.

The Panel supported the applicant in keeping the trees and making as much green space as possible as they thought the proposal would look more residential and less institutional. One Panel member thought the setbacks along Heather Street should be used more actively. One Panel member suggested tying in the Wellness Walkway to the site and having connections away from the site out to the street and transit. A couple of Panel members suggested making the roofs actively used as well as green. One Panel member felt the interior of the site was too automobile oriented, especially the route to the northwest open space, with lay-bys and other compromises. Another Panel member felt there was not enough safe and secured open space for persons with disabilities or dementia. Also, one Panel member asked the applicant to consider a district energy system to tie into the surrounding buildings.

The Panel agreed that it would be a fantastic development for aging in place, and thought it would become an important facility in the city."

Bicycle Advisory Committee Comments: The site is located along the Heather Street Bikeway. At its meeting on November 21, 2007, the Bicycle Advisory Committee, having received a presentation on a proposal to rezone 749 West 33rd Avenue (St. Vincent's Campus of Care site), passed the following motion:

"THAT the Bicycle Advisory Committee supports the proposed rezoning of 749 West 33rd Avenue (St. Vincent's Campus of Care site) in principle with the provision that there be no additional motor vehicle traffic on or crossing the Heather Street Bikeway."

Access and Inclusion Advisory Committee Comments: On July 3, 2007, staff presented the rezoning proposal to the Access and Inclusion Advisory Committee which resolved:

"THAT the Access and Inclusion Advisory Committee supports the St. Vincent's Geriatric Hospital Plans in principle, as presented at its meeting on July 3, 2007."

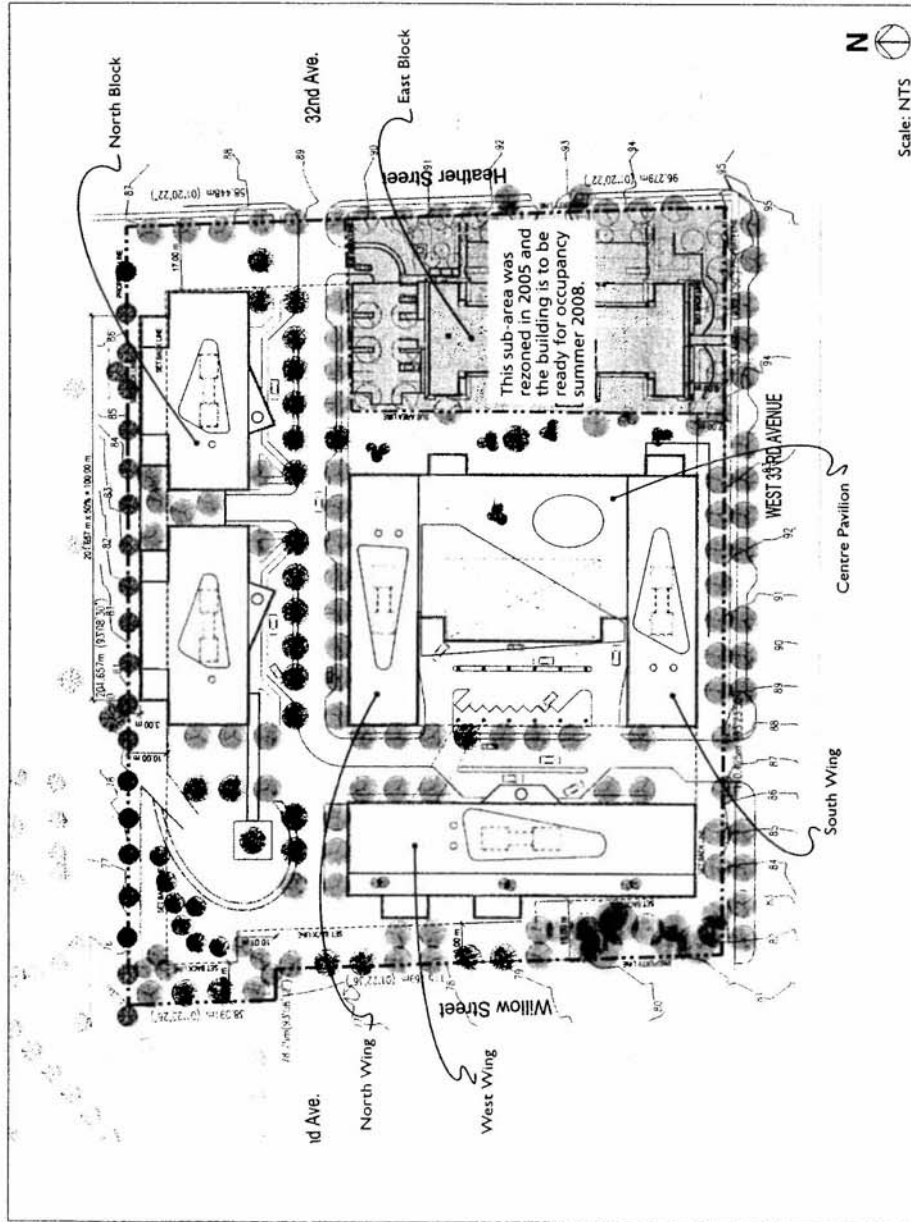
Fire Protection Comments: "The preliminary review of this application appears to meet the issues and concerns in regards to Fire Department access. The principal entrance to the site and the CACF must be reviewed by Fire and the applicant prior to issuance of the DE (development permit)."

Environmental Implications: Nearby access to transit and commercial services may reduce dependence on the use of automobiles.

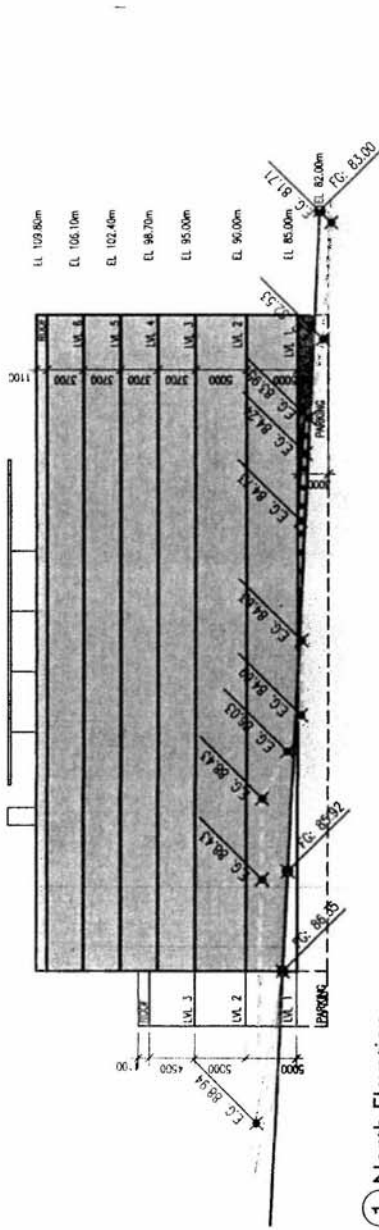
Social Implications: There are no major positive or negative social implications to this proposal. There are no implications with respect to the Vancouver Children's Policy or Statement of Children's Entitlements.

* * * * *

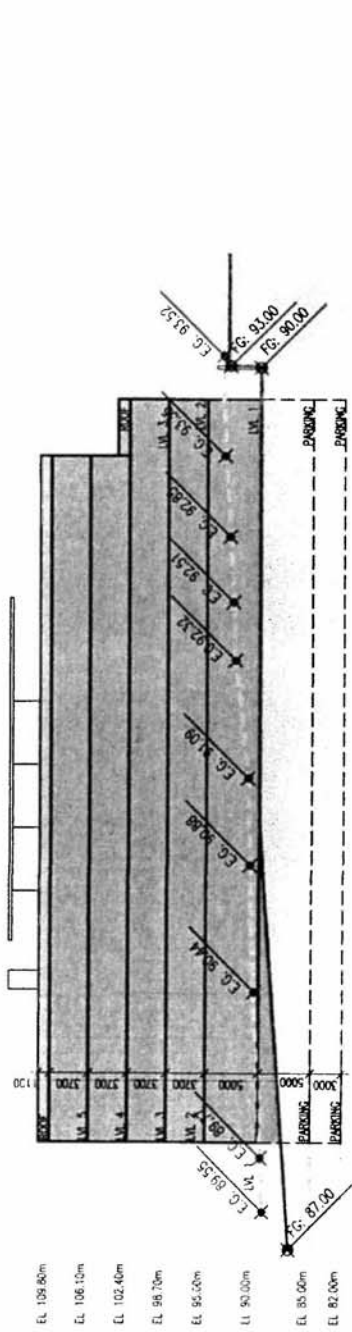
REZONING PROPOSAL - SITE PLAN



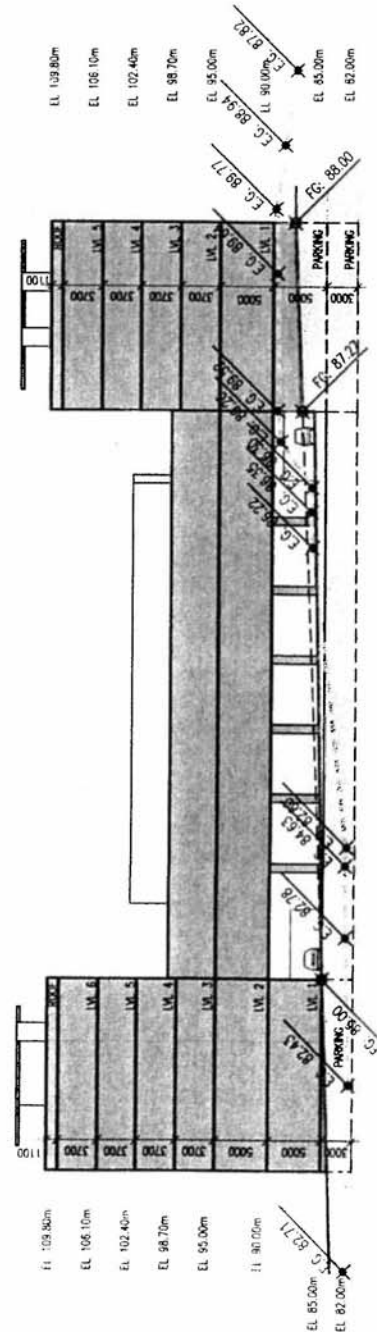
NORTH WING, SOUTH WING AND CENTRAL PAVILION



NORTH WING, SOUTH WING AND CENTRAL PAVILION

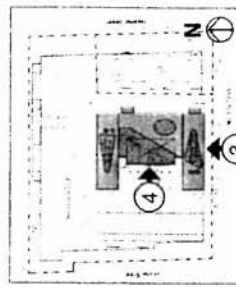


③ South Elevation



④ West Elevation

KEY PLAN



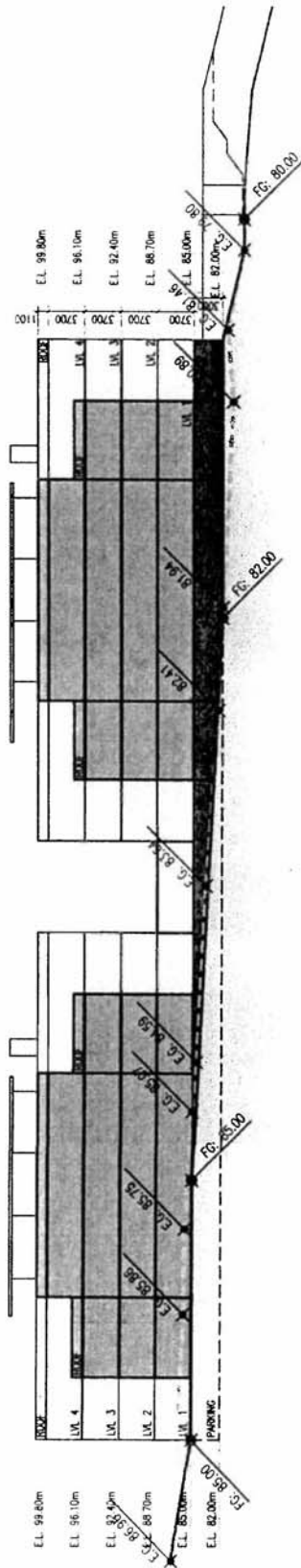
LEGEND

- Existing Grade
- Finished grade
- Scale NTS
- Note: the finished grades indicated are preliminary study grades only.

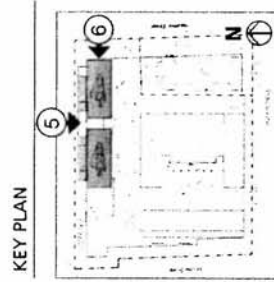
PROVIDENCE HEALTH CARE
ST. VINCENT'S-HEATHER SITE

MASSING ELEVATIONS - REZONING REPORT

NORTH BLOCK



⑤ North Elevation

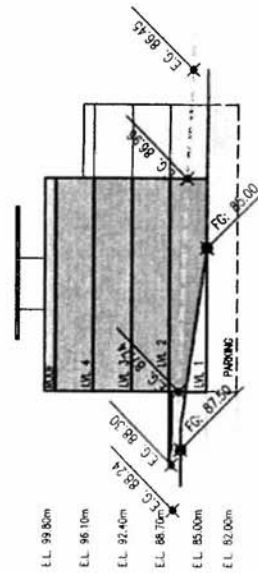


LEGEND

- Existing Grade
- Finished grade
- Scale NTS
- Note: the finished grades indicated are preliminary study grades only.

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IBIGROUP / INC.
Site
Providence Health C.

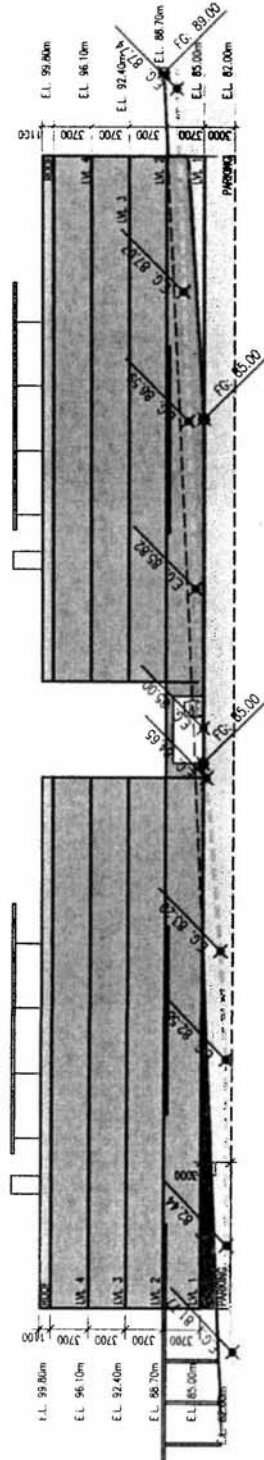


⑥ East Elevation

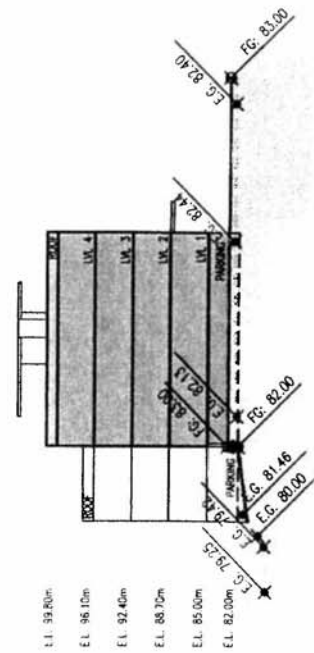
PROVIDENCE HEALTH CARE
STYVINCENT'S HEALTH SITE

MASSING ELEVATIONS - REZONING REPORT

NORTH BLOCK

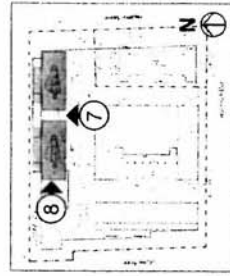


⑦ South Elevation



⑧ West Elevation

KEY PLAN

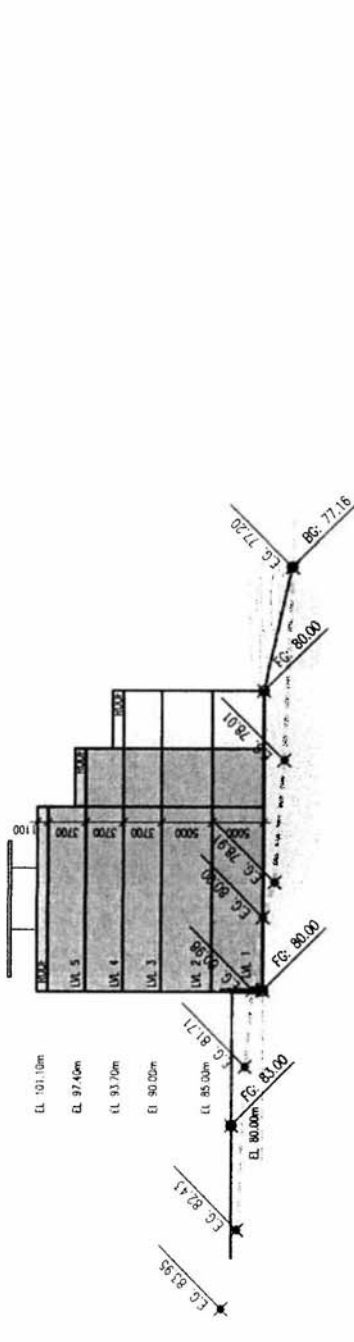


LEGEND

- Existing Grade
- Finished grade
- Scale NTS
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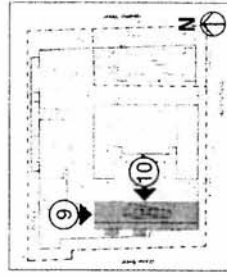
IBI GROUP, INC.
The
Providence Health Site

WEST WING



⑨ North Elevation

KEY PLAN



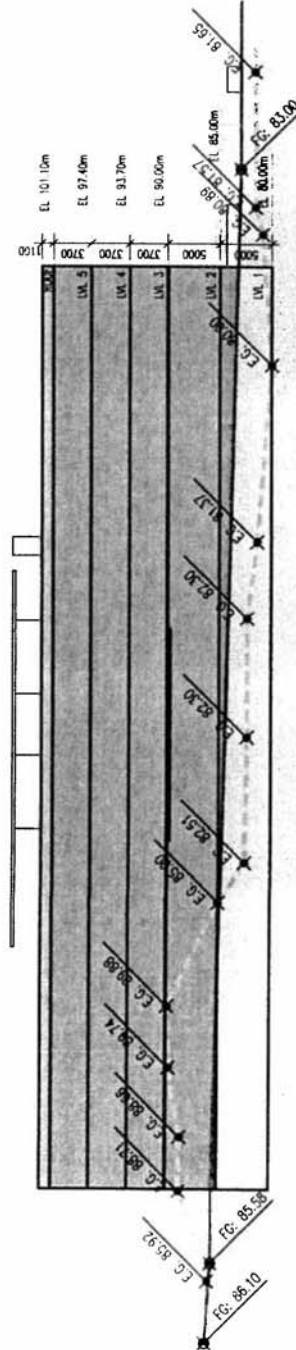
LEGEND

- Existing Grade
 - Finished grade
- Scale NTS
Note: the finished grades indicated are preliminary study grades only.

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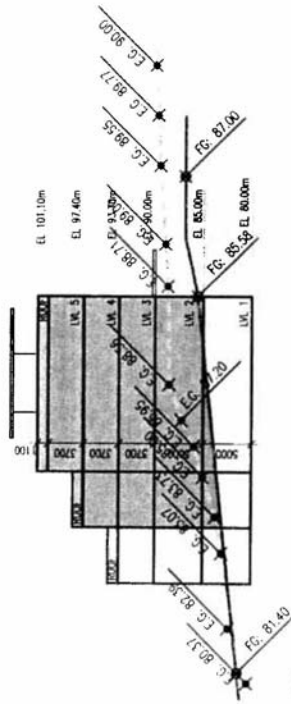
IMI GROUP / IM

For
Providence Health C

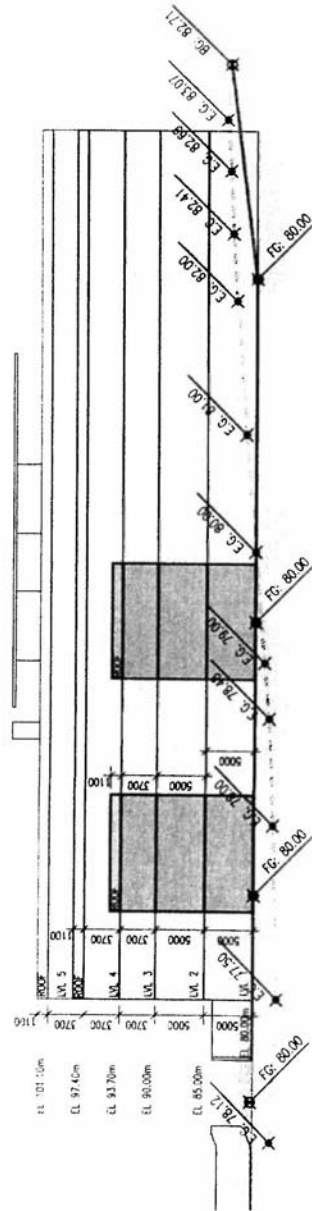


⑩ East Elevation

WEST WING

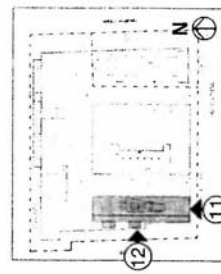


⑪ South Elevation



⑫ West Elevation

KEY PLAN



LEGEND

- Existing Grade
- Finished grade

Scale NTS

Note: The finished grades indicated are preliminary study grades only.

APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	749 West 33rd Avenue
Legal Description	Block 1170, D.L. 526, Plan 14699
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	30 186 m ² (324,919.4 sq. ft.)	n/a	30 186 m ² (324,919.4 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, Seniors Supportive or Assisted Living, SNRF - Community Care - Class B, SNRF Group Living, Ancillary uses	Adult day care centre, child day care facility, fitness centre, health care office, limited service food establishment, retail store (hospital), small-scale pharmacy, accessory uses	
DWELLING UNITS	68	To be determined at the development application stage	
MAX. FLOOR SPACE RATIO	Sub-Area A - 1.24 Sub-Area B - 0.95 Whole site - 1.0	Whole Site - 1.4	
MAXIMUM HEIGHT	19.8 m (65 ft.)	25.9 m (85 ft.)	
MAXIMUM NO. OF STOREYS	4	6	
PARKING & LOADING SPACES	Units less than 70 m ² (753.5 sq. ft.) - 1 per 4 units; units 70 m ² or more - 1 per unit	As per Parking By-law	
33 RD AVENUE SETBACK	9 m (29.5 ft.)	7 m (23 ft.)	
HEATHER ST. SETBACK	17 m (55.8 ft.)	Same as before	
WILLOW ST. SETBACK	n/a	10 m (32.8 ft.) to 15 m (49.2 ft.)	
NORTH PROPERTY LINE SETBACK	n/a	10 m (32.8 ft.)- may be reduced to 3 m (9.8 ft.)	