

## SUMMARY AND RECOMMENDATION

**3. COMPREHENSIVE DEVELOPMENT DISTRICT (CD-1) TEXT AMENDMENT: 749 West 33<sup>rd</sup> Avenue**

**Summary:** To amend the Comprehensive Development District (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.

**Applicant:** Tony Gill, IBI Group/Henriquez

**Recommended Approval:** By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

THAT the application by Tony Gill, IBI Group/Henriquez, to amend CD-1 By-law No. 4671 for 749 West 33<sup>rd</sup> 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, generally as set out in Appendix A to policy report "CD-1 Text Amendment - 749 West 33<sup>rd</sup> Avenue - St. Vincent's Heather Campus of Care" dated June 24, 2008, be approved subject to the following conditions:

**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 33<sup>rd</sup> 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 33<sup>rd</sup> 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 33<sup>rd</sup> 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 32<sup>nd</sup> 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 33<sup>rd</sup> 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 areas. 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 first 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 33<sup>rd</sup> Avenue including all street/road geometric changes needed to accommodate signal improvements;
- (vi) provision of a pedestrian activated signal at West 33<sup>rd</sup> 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 33<sup>rd</sup> Avenue from Heather Street to Willow Street at widths to accommodate cycle lanes on West 33<sup>rd</sup> Avenue;

- (viii) provision of a raised eastbound left turn bay on West 33<sup>rd</sup> 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 33<sup>rd</sup> 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 33<sup>rd</sup> 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 m<sup>2</sup> (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 m<sup>2</sup> (5,387.3 sq. ft.), at a location suitable to the City, comprising: The facility shall comprise at least 500.5 m<sup>2</sup> (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 m<sup>2</sup> (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.

(RZ. 680/2008 - 749 West 33<sup>rd</sup> Avenue)