

SUMMARY AND RECOMMENDATION

2. TEXT AMENDMENT: 4500 Oak Street (Children's and Women's Health Centre of BC)

Summary: To amend the existing CD-1 (126) By-law to permit the construction of a Day Care and "Family Stay and Respite Housing" to be operated by Ronald McDonald House. The proposed changes include the addition of Community Care Facility - Class "B" to approved uses for the site, and amendments to the building setback requirements along West 32nd Avenue and Heather Street.

Applicant: Mr. Ron Yuen, dys architecture.

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

THAT the application, by DYS Architecture Inc. on behalf of Children's and Women's Health Centre of BC, to amend the use, height and setback provisions of CD-1 (Comprehensive Development) District (126) (By-law No. 5091) for 4500 Oak Street (PID 009-471-278; Block 1009, Plan 10359, D.L. 526, NWD Group 1, Except Plan 12393, 12719 and Ref. Plan 14318) to allow the construction of a Community Care Facility - Class B (Ronald McDonald House) and a Child Day Care Facility, generally as presented in Appendix A of the Policy Report dated September 6, 2011, entitled "CD-1 Text Amendment - 4500 Oak Street (Children's and Women's Health Centre of BC)", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by dys architects Inc. and stamped "Received Planning Department May 13, 2011", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, who shall consider the following conditions:

Design Development

1. Clarification on the drawings of the following information:
 - (i) Notations on the elevation drawings of finish, colour, and materials;

Note to Applicant: Include where relevant coursing, texture and spacing of materials. Attach colour samples to the drawings and note colours on the legend.

- (ii) Provision of enlarged drawings at $\frac{1}{2}'' = 1'-0''$ scale or better for exterior building and landscape features.

Note to Applicant: Include building trim, soffits, windows and steps.

- 2. Design Development to delete the vehicle drop-off on Heather Street.

Note to Applicant: See also Engineering conditions.

- 3. Design development to reduce the projection of the child care structure toward the Wellness Walk, to permit a more generous pathway and landscaped area.

Note to Applicant: Provide at least 7.5 m of width from the building wall to the curb.

- 4. Design development to visually integrate the landscape and architecture of the child care facility.

Note to Applicant: Consider the comments of the Urban Design Panel.

- 5. Design development to better express the main entry of the child care building.

Note to Applicant: Consider opening up the angle of the two entry walls, addition of a canopy over, and other measures to create a welcoming quality for child care users while maintaining access control as required.

- 6. Design development to the child care building to resolve the details of required guards, fences and other measures to limit unintended access.

Note to Applicant: Details for the roof and play area guards should retain the natural aspects of the proposed design, such as the low, smooth profile of the berm, and reflect the comments of the Urban Design Panel.

- 7. Provide a Wellness Walkway, in accordance with the objectives set out in Appendix D, Page 11. (Refer also to Engineering conditions related to securing the Wellness Walkway)

- 8. Design development to Ronald McDonald House materials palette and detailing to reinforce a residential character.

Note to Applicant: Intent is to avoid an institutional character, such as may be associated with metal walls. See also comments from the Urban Design Panel.

9. Consideration to reduce the abstract or formal aspects of building massing.

Note to Applicant: Consider the comments of the Urban Design Panel.

10. Design development to the setback area off Heather Street, to find the right balance of public access (visual or otherwise) and the amenity needs of the facility.

Note to Applicant: New designs for this space should take into account the historic use of this area by the neighbourhood as an open, informal park space. Consultation with nearby neighbours is encouraged.

Crime Prevention through Environmental Design (CPTED)

11. Provision of a design that responds to CPTED principles, having particular regard for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft;
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Note to Applicant: As with any large development, applicants must consider and design against uncommon but potential risks such as break and enter to property or vehicles, mail theft, the perceived safety of underground parking areas, mischief and vandalism. Provide a strategy that identifies the particular risks that may arise on this site and proposes specific features mitigate them. Show on the plans where these features should be located, and provide an indicative design for them.

Landscape Design

12. Design development to better integrate the landscape around the child care facility into the building design.
13. Details of the proposed Wellness Walkway at $\frac{1}{2}'' = 1'-0''$ scale or better. (see also condition #20)
14. Consideration to provide additional trees and other vertical planting on the west edge of the child care open space to better screen users from

the service areas of the Canadian Blood Services building immediately to the west.

15. Update Site plans and Landscape drawings to accurately locate and show the canopy size of existing trees.
16. Provide additional layers of planting on the berm between the Child Care Centre and West 32nd Avenue, in order to provide year round interest and additional visual screening. Evergreen trees and shrubs should be added to the proposed planting.
17. Raise the grade of the berm off Laurel Street on West 32nd Avenue in order to deter pedestrian use at this location through to the Hospital site. Additional plant material should be added in this area as a deterrent to public access.
18. Consideration to provide additional trees and other vertical planting on the south side of the Ronald McDonald House Facility.

Note to Applicant: Intent is to provide privacy screening and an amenity to users of the walkway; and to augment the urban forest, where the site is not needed for active play space.

19. Existing trees on the berm should be retained wherever possible.

Note to applicant: A tree removal and retention plan should be provided along with a report from an ISA certified arborist regarding the safe retention of the trees closest to the berm excavation.

20. Provision of large scale (1/4"=1') sections of the three different parts of the Wellness Walkway, indicating path width, materials and the location of trees and other plantings. In addition, provide details and locations for all benches signage, etc. anticipated in these areas. These details should also be reflected in the Landscape Plan.
21. Provision at the development permit stage of a full Landscape Plan. The Landscape Plan should illustrate proposed plant material (with common and botanical names, plant sizes and quantities), paving materials, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed on a Plant List that is clearly keyed to the Landscape Plan.
22. A Landscape Lighting Plan to be provided for security purposes.

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown).
23. Trellis and vines to be provided over the underground garage access ramp.

Engineering

The following are to be addressed at the development permit stage.

24. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any legal agreements required by this Strategy on terms and conditions acceptable to the City.
25. Provision of a Sustainable Rainwater Management Plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site.
26. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the complex.

Note to Applicant: The Strategy must identify/provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

27. All required passenger drop-off activity to support Ronald McDonald House is to be accommodated on-site and plans are not to include reliance on street passenger loading space. Deletion of the proposed on-street passenger loading is required.
28. Provision of an east-west "Wellness Walkway" system (see page 11 Appendix D) including way-finding signage for pedestrians and cyclists and an associated "Activity Node" in the vicinity of the Child Day Care Facility and the Ronald McDonald House prior to the final occupancy of either the Child Day Care Facility or Ronald MacDonal House all to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services.
29. Plot the GVWD statutory right of way on the plans (as indicated on reference plan BCP34093) and delete any permanent structures, retaining walls and trees from within the right of way.
30. Provision of a minimum of 1797 parking spaces as required by the 1999 CD-1 by-law for the site or provision of a Traffic Demand Management plan which addresses any shortfall of parking resulting from the removal of the surface parking where the Ronald McDonald House is to be

located. The plan is to be implemented prior to occupancy of the first building completed for which this rezoning applies.

Environmental Sustainability

31. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold certification, including at least six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold certification and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set.

32. The proposed new development shall connect to the existing campus energy system.

Child Day Care Facility

33. Design development to the proposed Child Day Care Facility to ensure that the intent of the City Childcare Design Guidelines, are met.

Community Care Facility - Class B

34. Verify that the Community Care Facility - Class B (Ronald McDonald House) will be operated by a licensee under the Community Care and Assisted Living Act of British Columbia.

CONDITIONS OF BY-LAW ENACTMENT

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and to the Director of Planning, the General Manager of Engineering Services and the Approving Officer as necessary, make arrangements for the following:

Engineering

The following conditions are to be addressed prior to by-law enactment:

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

1. Closure of the vehicle access to Heather Street to all but emergency vehicles (no general hospital or employee traffic). Use of the existing gate for only emergency needs and provisions of an emergency management plan is required.
2. Provision of the wellness walkway on portions of Heather St and 32nd Avenue connecting to the proposed internal wellness walkway system. (See page 11 of Appendix D)
3. Provision of all utility services to be underground from the closest existing suitable service point.

All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

4. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
5. Provision of adequate sewer servicing for the site. The current application lacks the details to determine if sewer system upgrading is required. Please supply project details to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.

Child Day Care Facility

6. Enter into an agreement for the provision of a licensable childcare facility designed to meet the intent of the City's Childcare Design Guidelines, able to accommodate no fewer than 49 and not more than 74 spaces, to the satisfaction of the Director of Legal Services in consultation with the Managing Director of Social Development.

Note to applicant: The Child Day Care Facility must accommodate a minimum of 49 spaces, with the proviso that should funding become available the facility could expand (at the owners discretion) to accommodate up to 74 spaces.

Soils

7. Enter into a remediation agreement for the remediation of the site, or any portions thereof, and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any new buildings or improvements on the site constructed pursuant to this text amendment to the zoning of the site, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Water, Land and Air Protection, has been provided to the City.

Note: 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.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the rezoning 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 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 by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

[RZ - 4500 Oak Street (Children's and Women's Health Centre of BC)]