

CD-1 Rezoning 4500 Oak Street

Public Hearing
December 11, 2012

Children's and Women's Health Centre of BC



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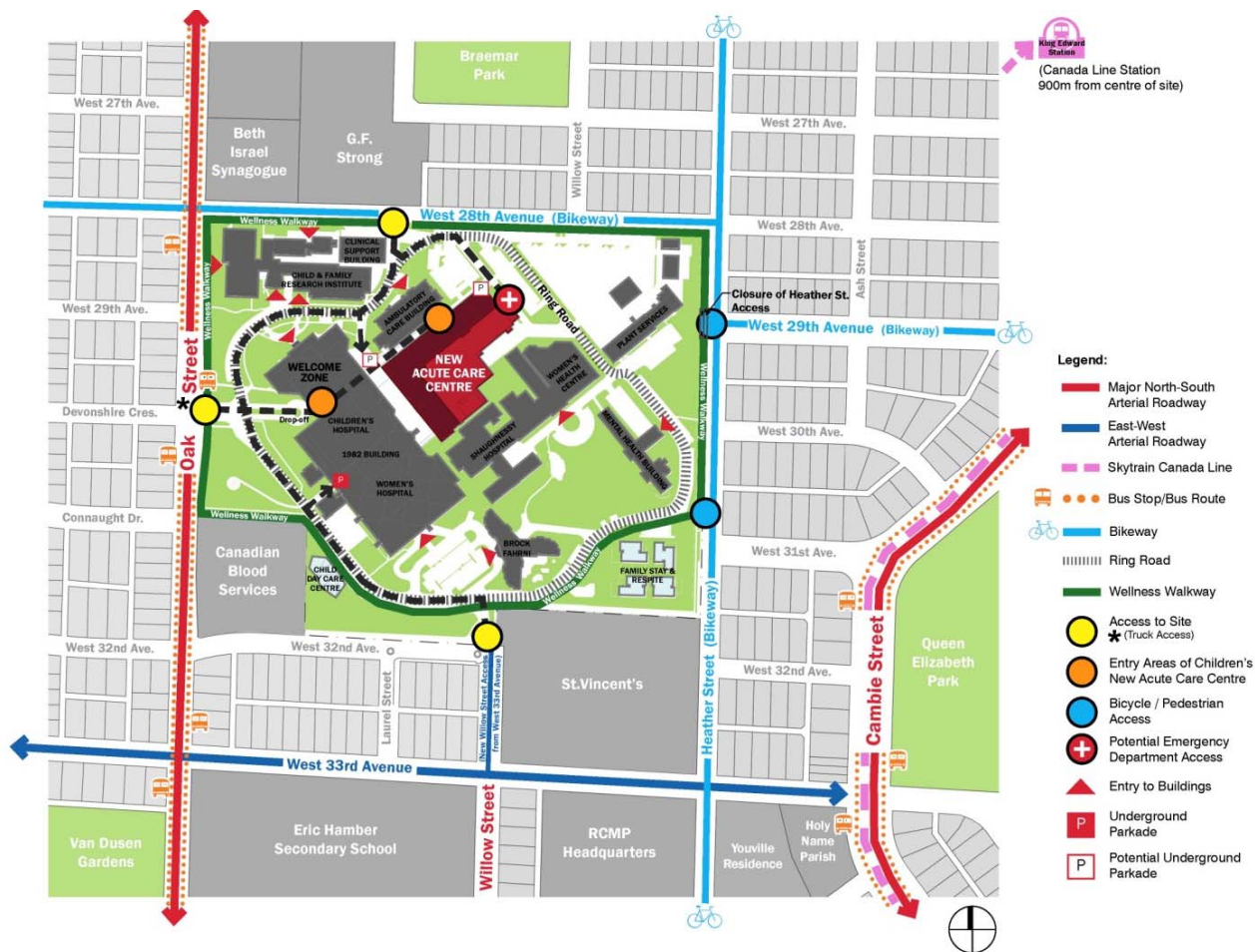


Proposed CD-1 Diagram #1 'Height'

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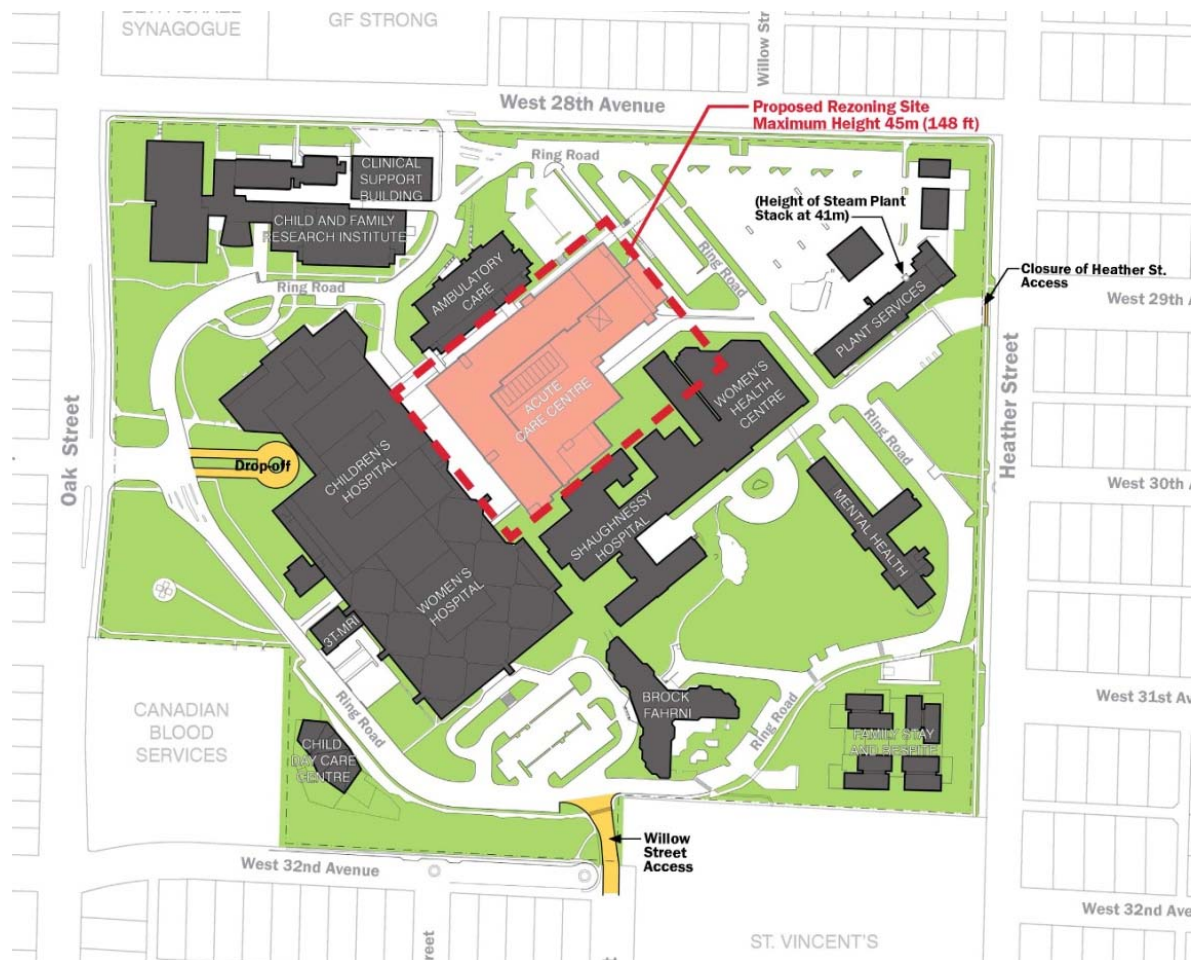
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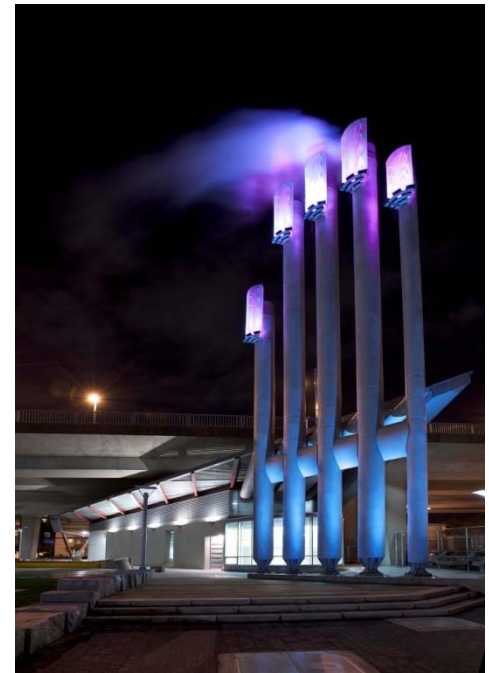
GHG Reduction Opportunity

- Children and Women's Hospital steam system (conversion opportunity to reduce CO₂ emissions by 10,000 tonnes/year)
- CO₂ reduction potential is equivalent to Southeast False Creek NEU at build-out, and represents 10% of the GCAP 120,000 tonne/year reduction for Neighbourhood Energy

Energy Centre Guidelines

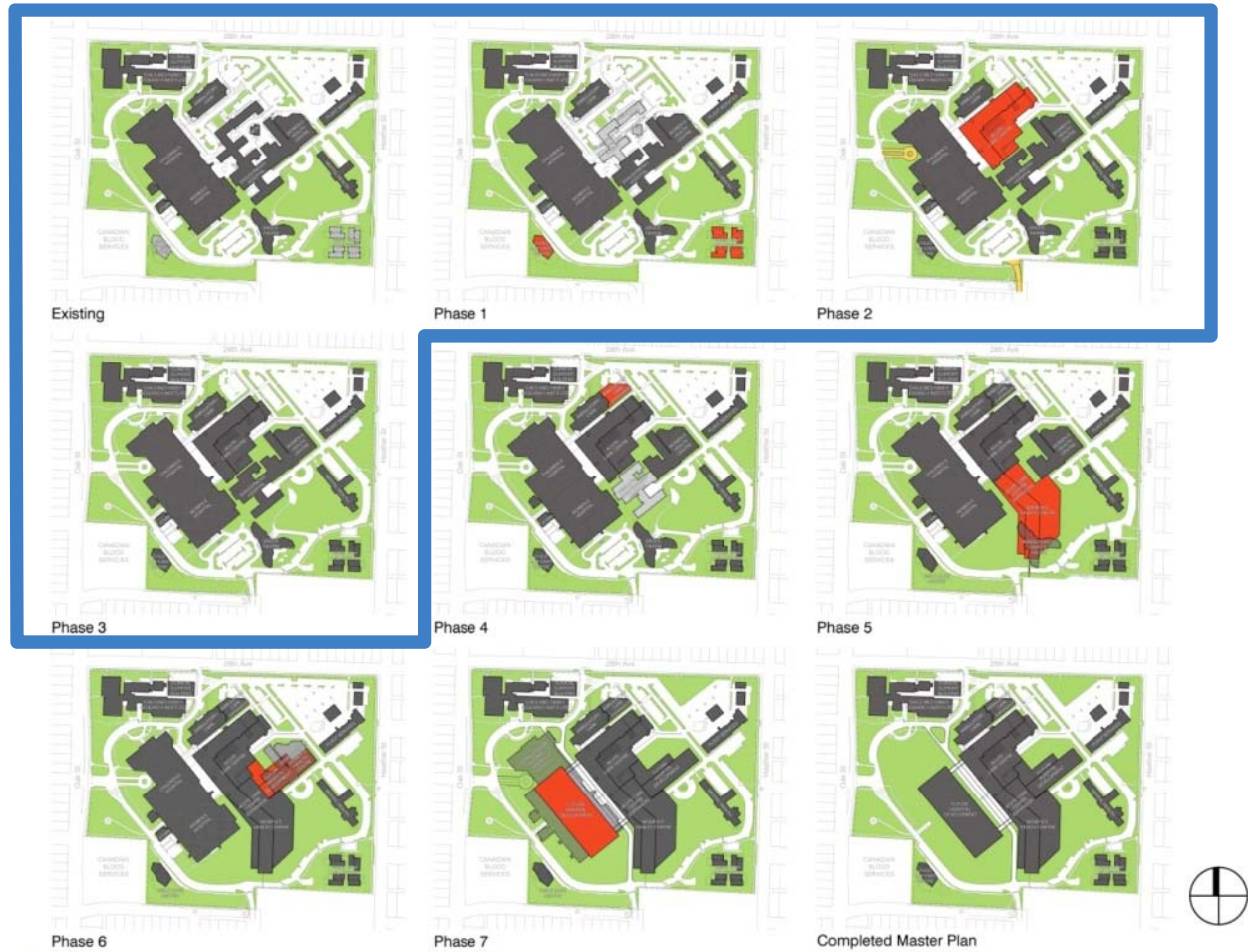
Approved by Council on October 3. Objectives:

- Climate protection
- Air Quality
- Neighbourhood Fit
- Sustainability of Fuel Source
- Community Engagement

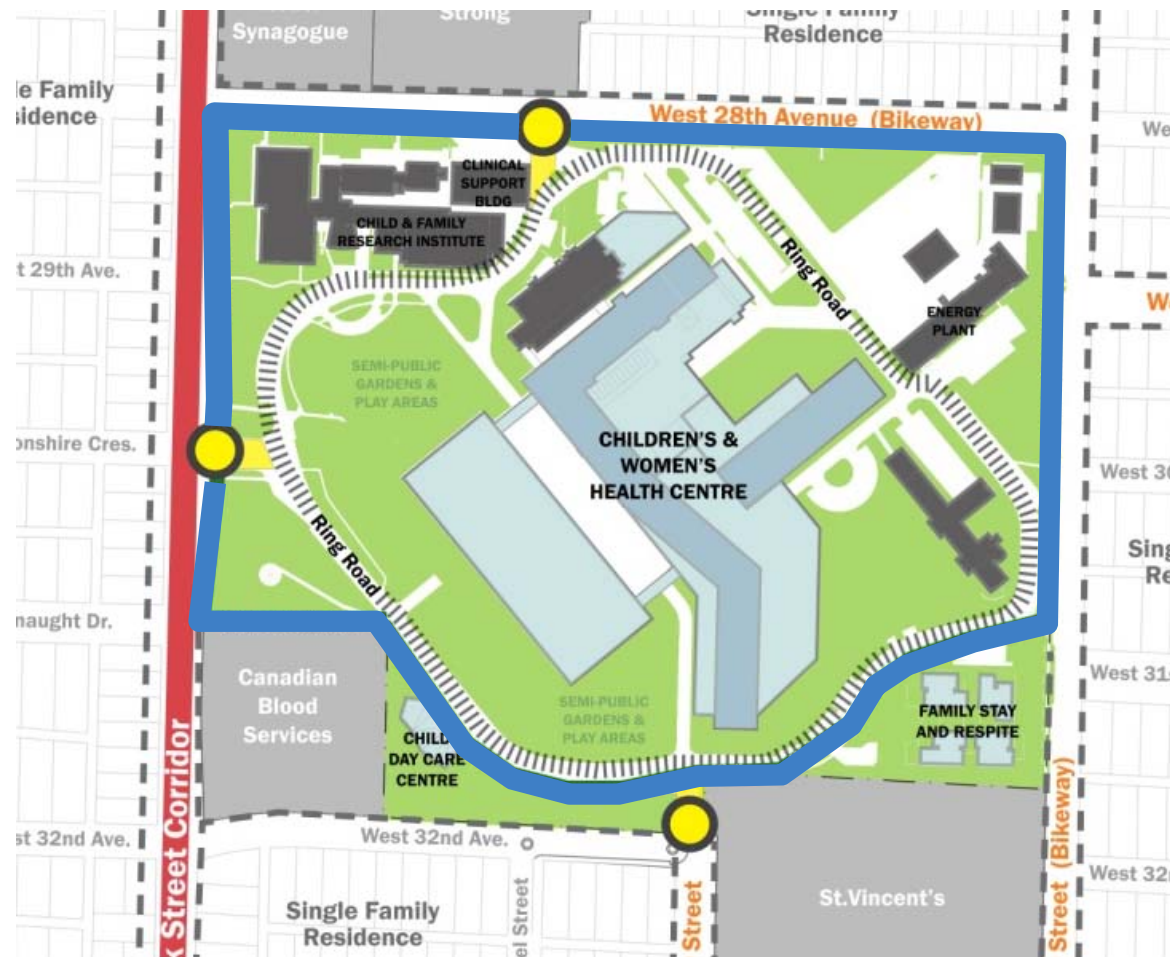


Proposed Master Plan

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Public Consultation

- 849 surrounding property owners notified
- Open House conducted on May 1, 2012
- Total of 40 households responded in the form of two petitions and 10 written comments, all in opposition to the rezoning

Key neighbourhood concerns:

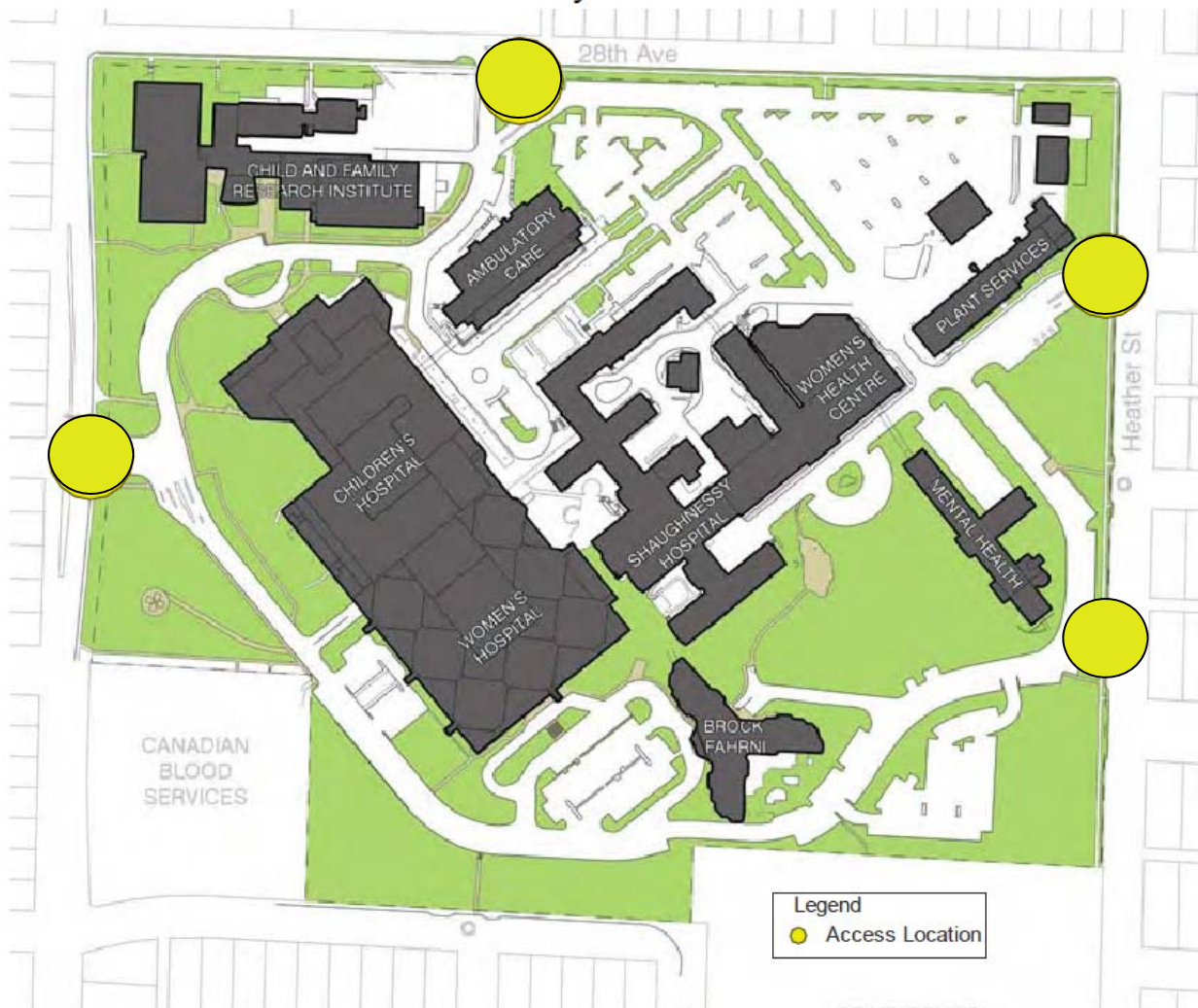
- Height of the Acute Care Building
- Closure of Heather Street and opening Willow Street

Public Benefits

- 1999 rezoning condition required a child care center
- New child care approved through 2011 rezoning
- Value of child care meets 1999 obligation and 2012 rezoning obligation with respect to CAC requirements.

Transportation History

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Pre-1999

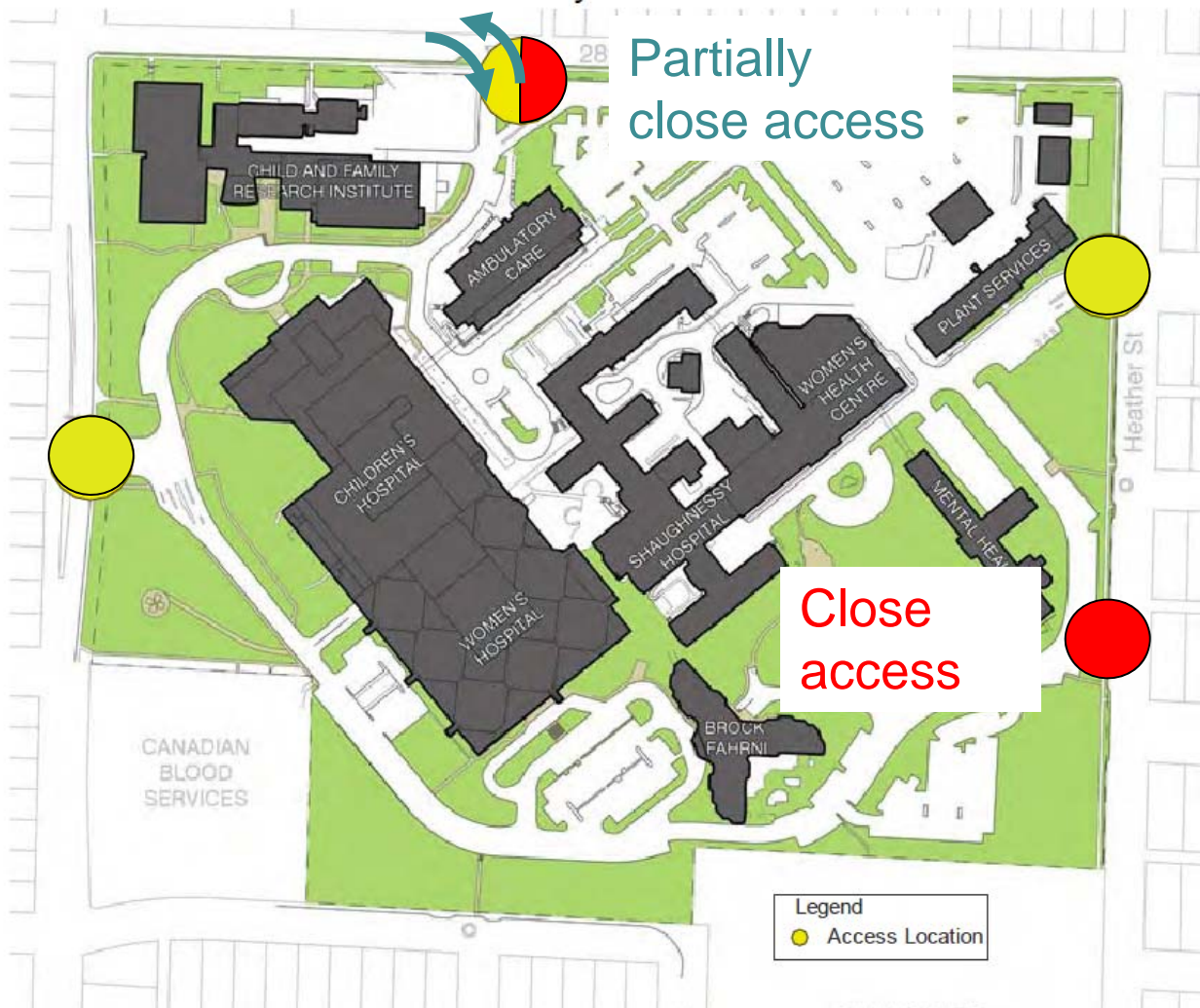
- 4 accesses – 3 on local streets

1999 Rezoning

- Work with neighbourhood on traffic plan
- \$275,000 neighbourhood traffic calming

Transportation History

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1999-2001

- Close access on Heather St
- Restrict access on 28th Ave
- Additional neighbourhood traffic calming

Existing

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Existing

- Bike Routes
 - Heather
 - 28th/29th
- C&W reviewed remaining accesses
- Recommended
 - Retain 28th
 - Close Heather access
 - Open Willow access

Proposed

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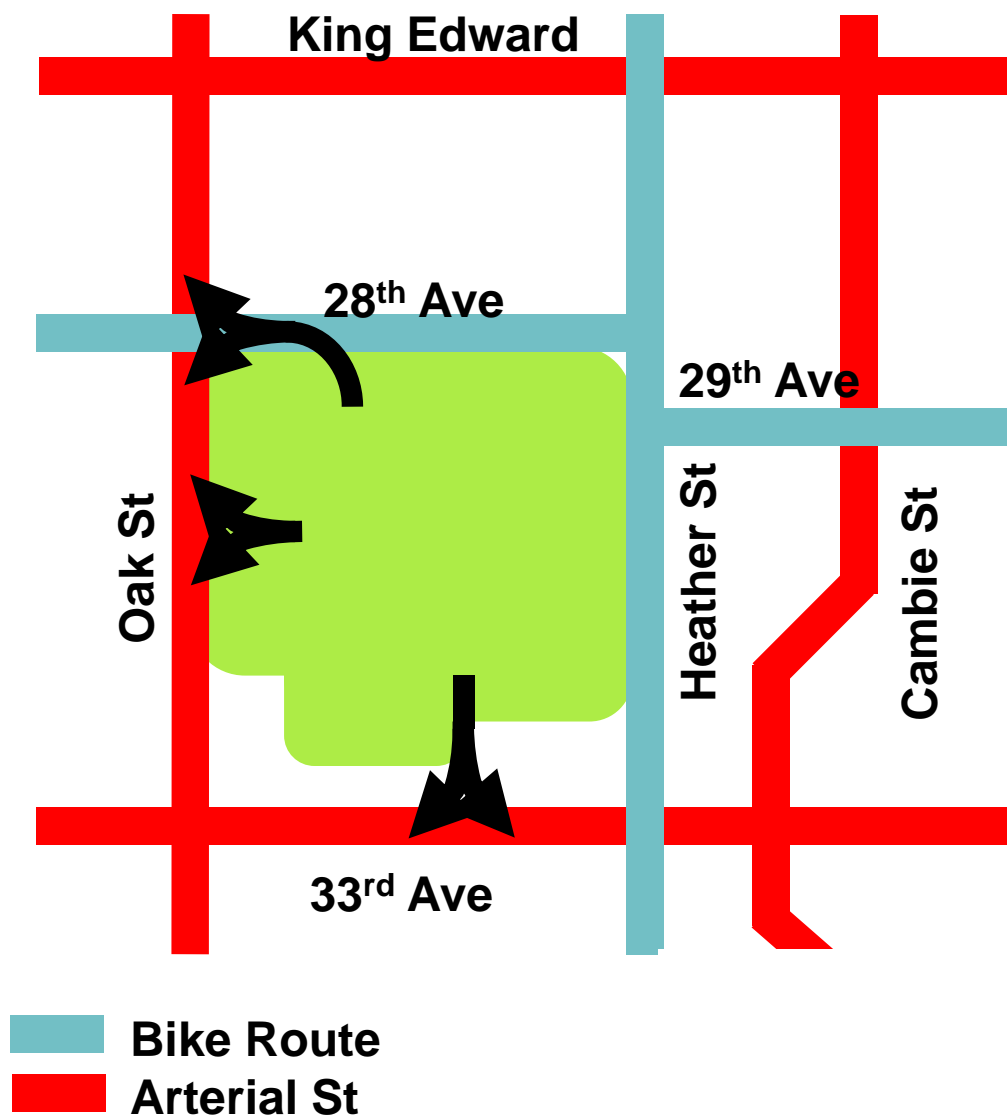


Proposed

- Retain 28th
- Close Heather access
- Open Willow access

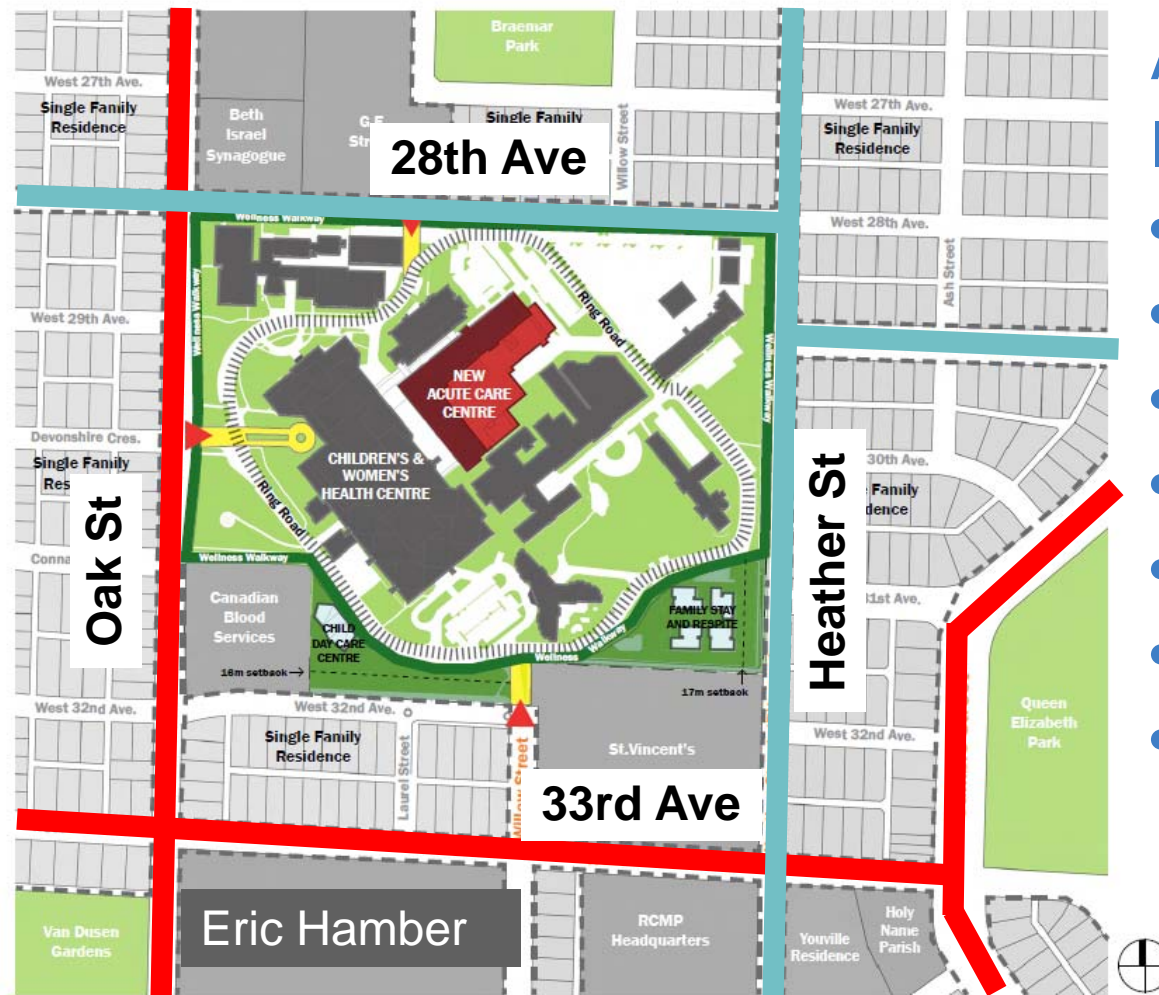
Site Access

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Neighbourhood Context

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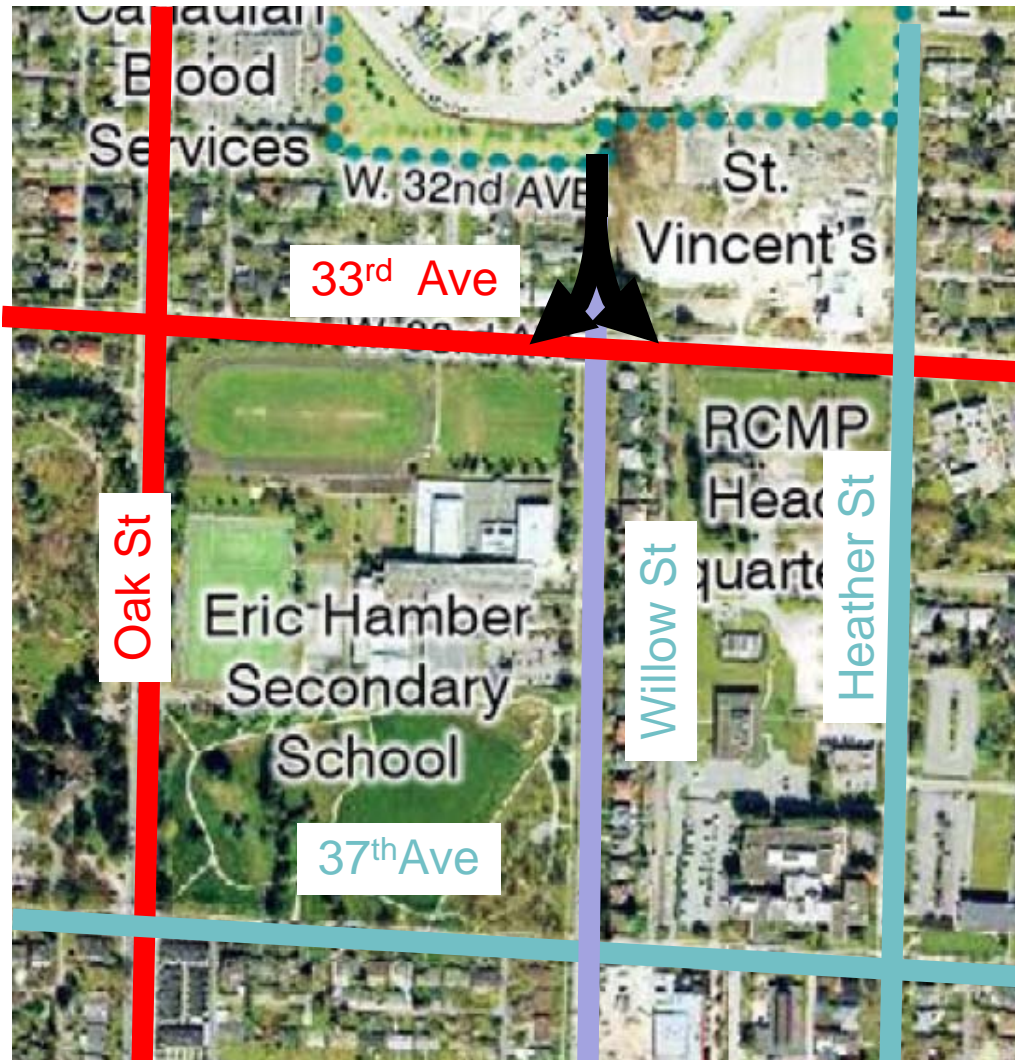


Area Context

Institutions include:

- Beth Israel
- Talmud Torah
- GF Strong
- Can. Blood Services
- RCMP
- St Vincent's
- Eric Hamber High School

Eric Hamber Traffic Issues



Issues

- Pick-up/Drop-off on Willow
- Spill-back onto 33rd

Proposal

- Signal/Improvements on 33rd
- Work with school to reduce traffic

Access Issues – Willow Entrance

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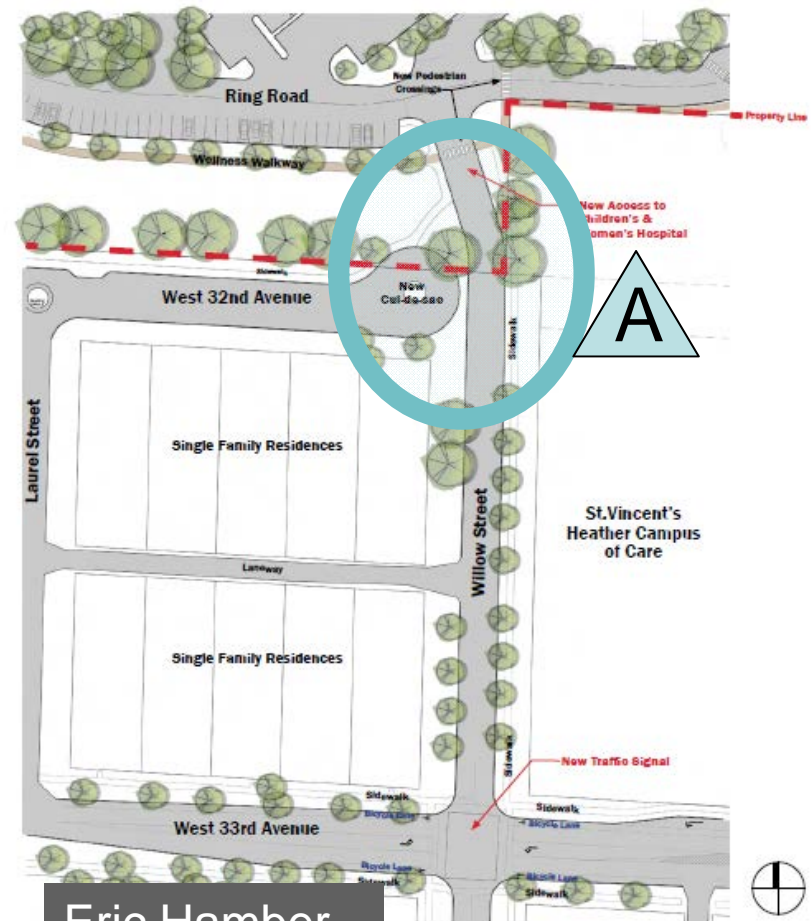
Willow Street Access from West 33rd Avenue



Access Issues – Willow Entrance

- A. Traffic on 32nd Ave
- Cul-de-sac street end

Willow Street Access from West 33rd Avenue

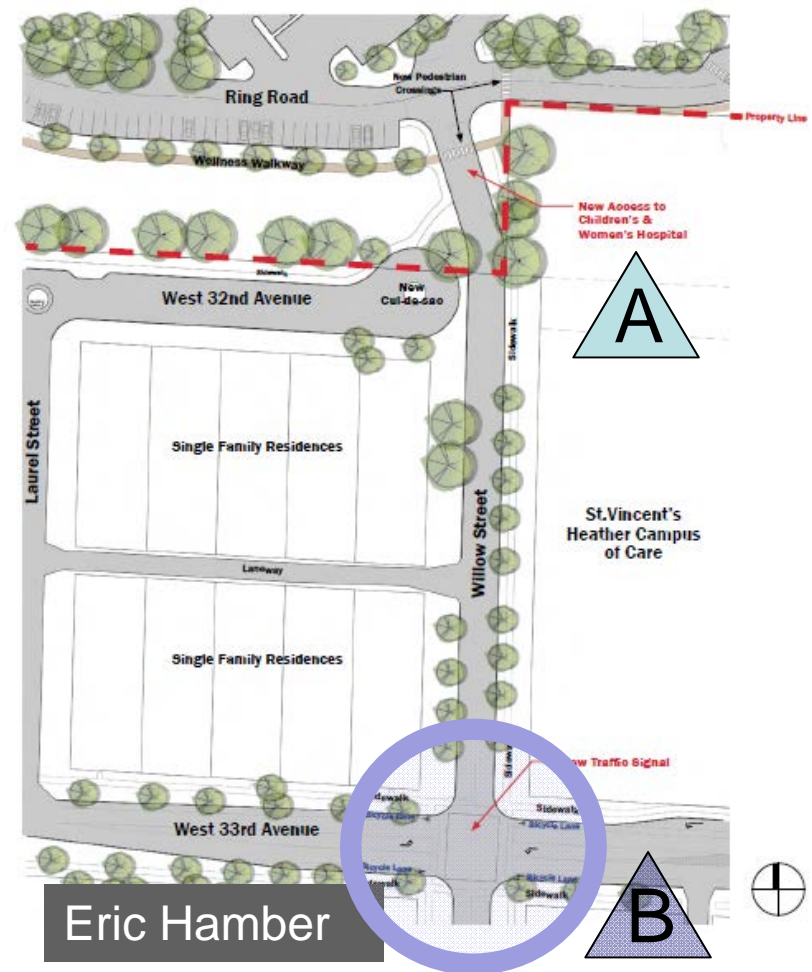


Eric Hamber

Access Issues – Willow Entrance

- A. Traffic on 32nd Ave
 - Cul-de-sac street end
- B. 33rd Ave traffic volumes
 - Signal at 33rd/Willow
 - Left turn bay
 - Improvements to 33rd/Oak

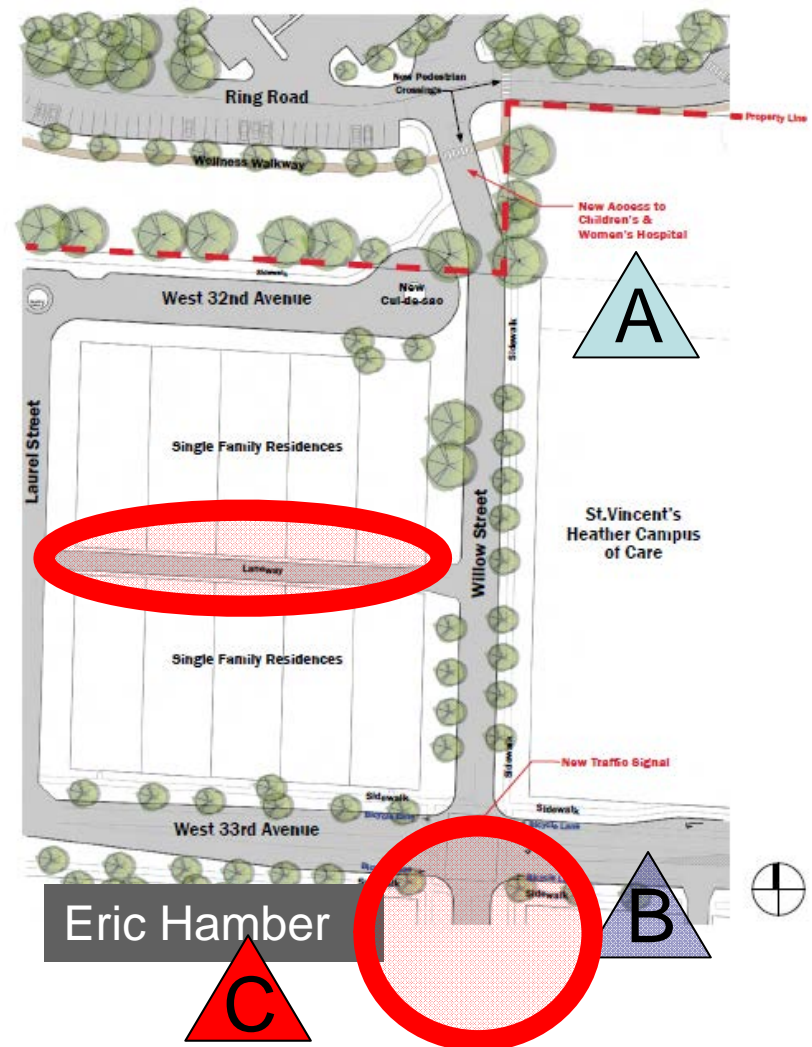
Willow Street Access from West 33rd Avenue



Access Issues – Willow Entrance

- A. Traffic on 32nd Ave
 - Cul-de-sac street end
- B. 33rd Ave traffic volumes
 - Signal at 33rd/Willow
 - Left turn bay
 - Improvements to 33rd/Oak
- C. Short-cutting on Willow & Lanes
 - Improve 33rd
 - Funding for traffic calming

Willow Street Access from West 33rd Avenue



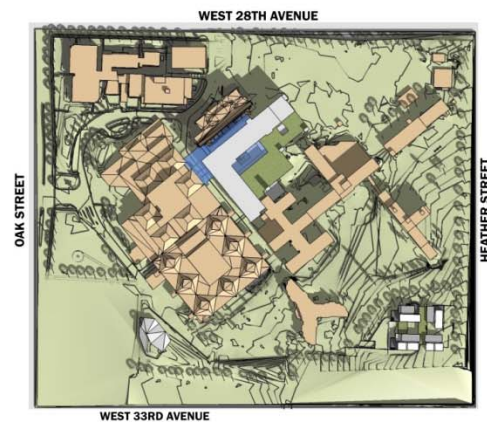
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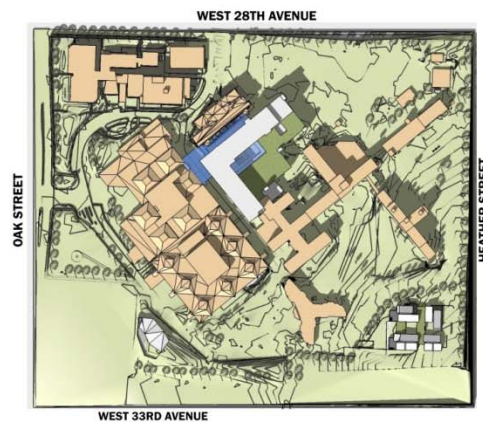
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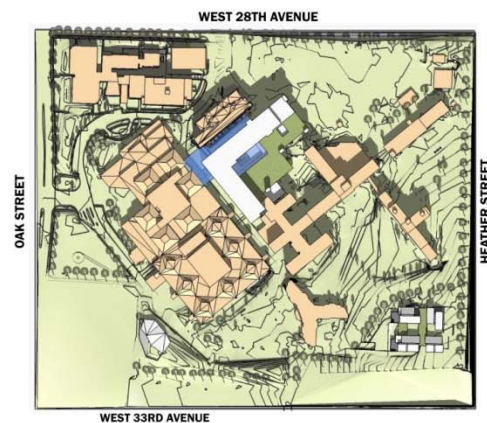
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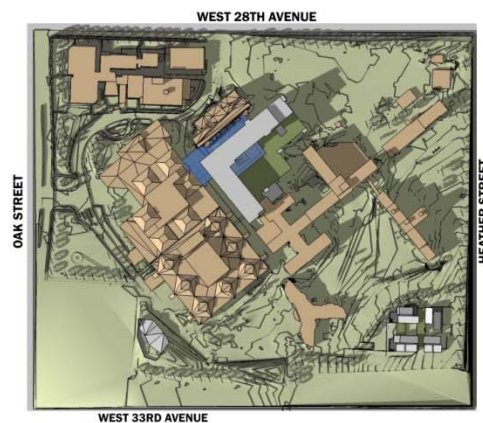
(Mar. 20th/Sept. 22nd) - 10 am



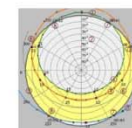
(Mar. 20th/Sept. 22nd) - 2 pm



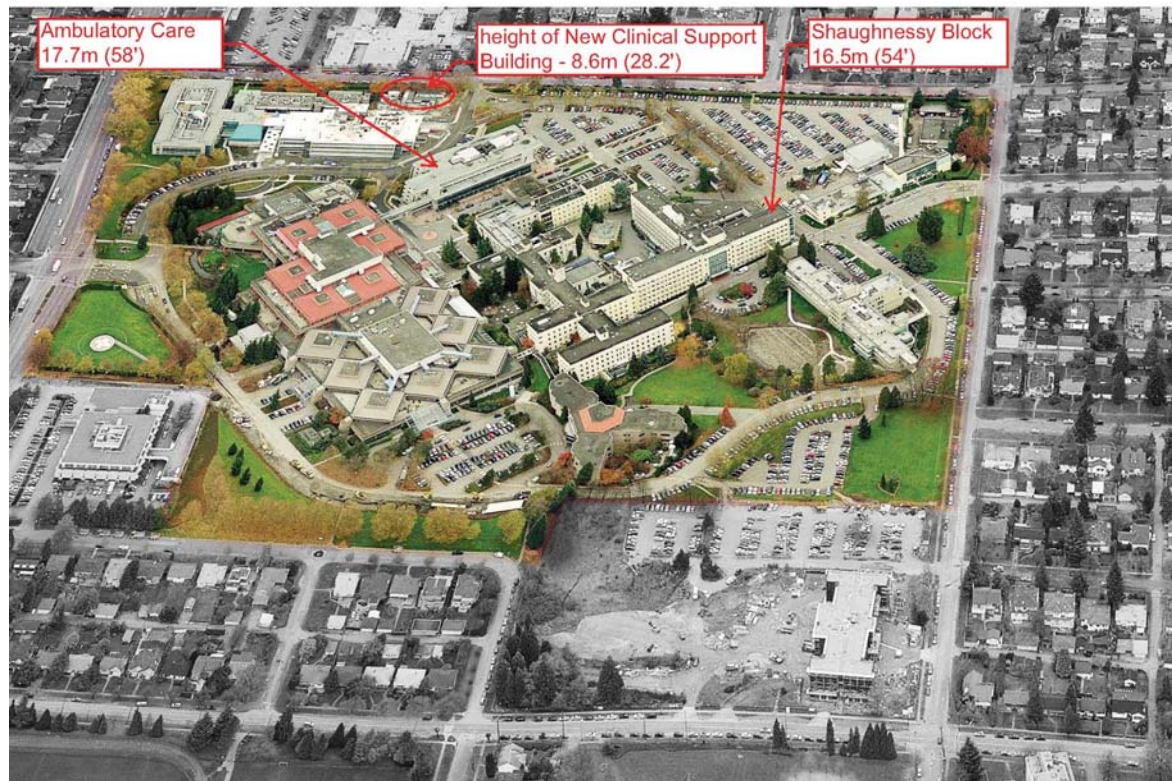
(Mar. 20th/Sept. 22nd) - 12 pm



(Mar. 20th/Sept. 22nd) - 4 pm



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1 Heather Street at W 29th Ave - Existing



1 Heather Street at W 29th Ave - Master Plan



2 Heather Street at W 31st Ave - Existing



2 Heather Street at W 31st Ave - Master Plan



3 W 28th Ave - Existing



3 W 28th Ave - Master Plan



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