

MOTION

A.4

4. CD-1 Guidelines - 749 West 33rd Avenue

MOVER: Councillor _____

SECONDER: Councillor _____

THAT the document entitled "749 West 33rd Avenue - CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at 749 West 33rd Avenue.

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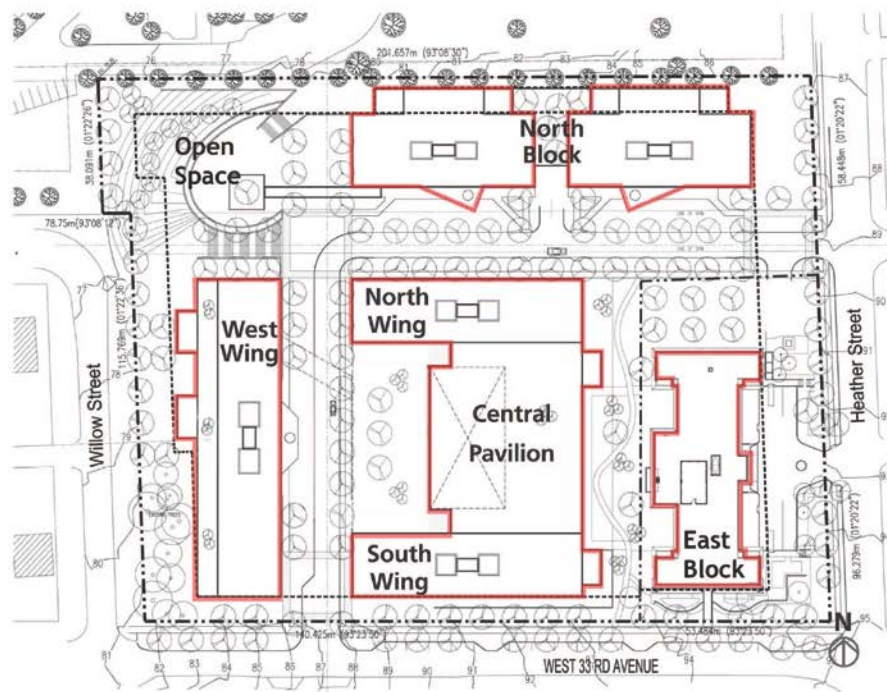
749 West 33rd Avenue CD-1 Guidelines

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.