



# ST. VINCENT'S HEATHER

REZONING: CD-1(82) TEXT AMENDMENT - UDP



**Providence  
Health Care**

**dys** architecture

749 WEST 33RD AVENUE | VANCOUVER BC OCT 2023



# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



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## PROJECT TEAM |

<b>CLIENT</b> PROVIDENCE HEALTH CARE 1081 BURRARD STREET VANCOUVER, BC V6Z 1Y6 TEL: 604 806 8144	<b>SURVEYOR</b> H.Y. ASSOCIATES LAND SURVEYING LTD. # 200 - 9128 - 152ND STREET SURREY, BC V3R 4E7 TEL: 604 583 1616	<b>TRANSPORTATION</b> URBAN SYSTEMS #405, 9900 KING GEORGE BLVD SURREY, BC V3T 0K9 TEL: 604-953-6500	<b>HYDROGEOLOGICAL</b> HORIZON ENGINEERING #220 - 18 GOSTICK PLACE NORTH VANCOUVER, BC V7M 3G3 TEL: 604-990-0546
<b>ARCHITECT</b> dys ARCHITECTURE # 260 - 1770 BURRARD STREET VANCOUVER, BC V6J 3G7 TEL: 604 669 7710	<b>LANDSCAPE ARCHITECT &amp; ARBORIST</b> VAN DER ZALM & ASSOCIATES 102 - KINGSWAY VANCOUVER, BC V5T 3J7 TEL: 604 546 0920	<b>CIVIL ENGINEERING</b> WSP CANADA INC #100, 20339 96TH AVENUE LANGLEY, BC V1M 0E4 TEL: 604-525-4651	<b>ENERGY MODEL &amp; RESILIENT STRATEGIES</b> INTROBA SUITE 180 - 200 GRANVILLE STREET VANCOUVER, BC V6C 1S4 TEL: 604-484-8560

## PROJECT INFORMATION | MASTER PLAN

<b>PROJECT NAME:</b>	ST.VINCENT'S HEATHER MASTER PLAN - REZONING TEXT ADMENDMENT	4/28/2022	<b>SUSTAINABILITY TARGETS</b>
<b>PROJECT ADDRESS:</b>	749 WEST 33RD AVENUE, VANCOUVER, BC		LEED Gold Certification Building Energy and GHG Reductions to COV limits Enhanced Building Envelope Enhanced Commissioning Energy System Sub-metering Climate Risk and Resilience Assessment & Mitigation Stormwater Management
<b>LEGAL DESCRIPTION:</b>	BLOCK 1170 PLAN VAP 14699 DISTRICT LOT 526 NWD		
<b>ZONING:</b>	CD-1 (82)		
<b>DESCRIPTION OF PROJECT:</b>	THE PURPOSE OF THE PROJECT IS TO AMEND THE EXISTING CD-1 (82) ZONING TO PERMIT THE DEVELOPMENT OF A LONG TERM CARE HOME ON SUB AREA B AND UTILIZE THE REMAINING DENSITY FOR RENTAL HOUSING ON SUB AREA D.		

<b>LEGAL DESCRIPTION:</b>
PID 007755414, FN 730159070000, BLOCK 1170, DISTRICT LOT 526, VAP 14699

SETBACKS:	REQUIRED	PROVIDED
FRONT YARD	9m W 33rd Ave	9m
SIDE YARD	17m Heather St	17m
SIDE YARD	n/a	n/a
REAR YARD	4.6m W 32nd Ave Ext.	8.5m

SITE AREA:	SF*	SM	NOTE: TOTAL SITE AREA M2	ARBORIST REPORT SUMMARY
GROSS SITE AREA: 30190 M2*	324,962 SF	30,190 M <sup>2</sup>	PER BYLAW CD-1 (82) 30190	All city trees associated with this development are recommended for retention. There is a stand of 63 young Larch trees (7-11 cm caliper) growing within the development site. These make up the majority of recommended removals. A stand of mature linden trees are growing on a slope on the northwest corner of the property with 2 mature giant sequoias and a large willow. Most of these trees are retainable with the proposed development except for one giant sequoia and one linden that are in conflict with the proposed bike lane connecting to Willow Street.
DEDICATIONS (ROAD):	25,188 SF	2,340 M <sup>2</sup>	SURVEY 30198	
NET SITE AREA:			* NOTE: AREA USED IS FROM BYLAW	

SITE DENSITY (FLOOR AREA RATIO CALCULATION or FLOOR SPACE RATIO CALCULATION)			
DESCRIPTION	DENSITY:	ALLOWABLE AREA	
		SF	M
ALLOWABLE FAR*	1.4	454,947 SF	42,266 m <sup>2</sup>
ADDITIONAL FAR			
<b>TOTAL DENSITY AREA:</b>	<b>1.4</b>	<b>454,947 SF</b>	<b>42,266 m<sup>2</sup></b>
DENSITY (EXCLUDED FROM FAR):	1472.270	EXCLUDING PARKING	
TOTAL DENSITY AREA (W/EXCLUDED AMENITY)	20984.620	EXCLUDING PARKING	

SUB AREAS	STORIES	PERMITTED DATUM HT	PROPOSED DATUM HT
B	13	110.9M	131.5
D	14	102.2M	131.7

NOTE: BUILDING PROPOSED HEIGHT IS APPROXIMATE BASED ON SURVEY, NOT COV BUILDING GRADES. ADDITIONALLY, MEASUREMENT IS TO PRINCIPAL PARAPET AND DOES NOT INCLUDE APPURTENANCES, SUCH AS ELEVATOR OVER-RUNS, MECHANICAL EQUIPMENT AND STAIRS.

### AREA CALCULATIONS (m<sup>2</sup>)

PROPOSED FLOOR AREA DISTRIBUTION				CLARIFICATION OF DESITY AVAILABLE FOR SUB AREA LOT D
<b>FSR AREA</b>	SITE AREA: 30190 M2 X 1.4FSR =		42,266 m <sup>2</sup>	Note: Following development of the Long-Term Care Home on Sub Area Lot B (19,467 sm) 11, 408 sm will be available for developing rental housing on Sub Area Lot D.  Text Amendments have been proposed on A0.08 to: 1. Provide clarity regarding the calculation of floor area on Sub Area B where there are steep slopes to the North and where Building Grades were only available on W33rd (see A0.03) making it difficult to determine where the Base Surface might be. 2. Modify exclusion clauses that would apply to Sub Area B, the Long-Term Care Home, to increase the floor area available to Sub Area D for rental housing.
<b>SUB AREA</b>				
A	HONORIA CONWAY	Existing	5,286 m <sup>2</sup>	
C	ST. JOHN PAUL II PASTORAL CENTRE	Existing	6,105 m <sup>2</sup>	
REMAINDER FLOOR AREA AVAILABLE FOR DEVELOPMENT			30,875 m <sup>2</sup>	
B	LONG-TERM CARE BUILDING	Proposed	19,467 m <sup>2</sup>	
D EAST	6 STOREY RESIDENTIAL - RENTAL	Proposed	4,374 m <sup>2</sup>	
D CENTRE	14 STOREY RESIDENTIAL - RENTAL	Proposed	7,034 m <sup>2</sup>	
D FOREST			0 m <sup>2</sup>	
			42,266 m <sup>2</sup>	

### CLIENT



NO.	DATE	ISSUE
1	[2021-09-28]	ISSUED FOR LOE
2	[2023-04-28]	ISSUED FOR REZONING

### NO. | DATE | REVISION

### PROJECT

### PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE  
VANCOUVER BC

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PROJECT A220501  
DRAWN AL CHECKED DJ

SCALE NTS  
DATE 10/6/2023

A0.01



# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT

CLIENT



NO. | DATE | ISSUE  
 1 | 2021-09-28 | ISSUED FOR LOE  
 2 | 2023-04-28 | ISSUED FOR REZONING

NO. | DATE | REVISION

SUB AREA LOT B: LONG-TERM CARE BUILDING PROPOSED											
LEVEL	TOTAL	EXCLUDABLE AREA FROM FSR		TOTAL	EXCLUDABLE AREA FROM GFA					TOTAL	
	GROSS FLOOR AREA(GFA)	CHILD CARE (SQM)	AMENITY (SQM)	F.S.R. (SQM)	BALCONIES (SQM)	BALCONIES (%)	CANOPIES (SQM)	VARIANCE UTILITY ABOVE BASE SURFACE (SM)	VARIANCE PARKING ABOVE BASE SURFACE (SM)	NET AREA(SQM)	EFFICIENCY (SQM)
Level 1 parking 02	1351.3		0.0	1351.3	0.0	0.00%				1132.8	84%
Level 2 parking 01	935.5		301.4	634.1	27.3	0.14%		120.0	162.6	414.7	44%
Level 3	2312.4	499.2	699.2	1112.5	86.2	0.44%	239.8			595.7	26%
Level 4	1632.9		0.0	1631.4	604.2	3.10%				1180.2	72%
Level 5	1632.9		0.0	1631.4	186.1	0.96%				1180.2	72%
Level 6	1632.9		0.0	1631.4	186.1	0.96%				1180.2	72%
Level 7	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
Level 8	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
Level 9	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
Level 10	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
Level 11	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
Level 12	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
Level 13	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
ROOF	91.1			89.7							
<b>TOTALS</b>	<b>20984.6</b>	<b>499.2</b>	<b>1000.6</b>	<b>19467.2</b>	<b>2392.6</b>	<b>12.3%</b>	<b>239.8</b>	<b>120.0</b>	<b>162.6</b>	<b>13910.7</b>	<b>67%</b>

NOTE: CD-1(82): 6.6 COMPUTATION OF FLOOR SPACE RATIO MUST EXCLUDE: (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;

NOTE: THE GROSS FLOOR AREA HAS ONLY INCLUDED INTERIOR SPACES. HOWEVER, BY DEFINITION PORTIONS OF THE PARKING AND MECHANICAL AREA MAYBE ABOVE THE BASE SURFACE AND MOVED NORMALLY FROM PART OF FSR. HOWEVER, THE APPLICATION AISLES FOR A VARIANCE FOR THESE AREAS TO BE EXCLUDED.

ROOM DISTRIBUTION	UNIT TYPES	TOTALS
	TYPICAL	BARIATRIC
Level 4-13	237	3
		240

	TOTAL NET INDOOR AREA		COVERED OUTDOOR SPACE		OPEN OUTDOOR SPACE		TOTAL OUTDOOR AREA	
	REQUIRED (SQM)	PROVIDED (SQM)	REQUIRED (SQM)	PROVIDED (SQM)	REQUIRED (SQM)	PROVIDED (SQM)	REQUIRED (SQM)	PROVIDED (SQM)
TODDLER (0-3)	139.8	214.6	33	35.02	137	162.73	170	197.75
PRE SCHOOL (3-5)	163.5	190.6	45	47.64	305	470.84	350	518.48

\* Child Care Breakdown Refer to Child Care Spec

PARKING SUMMARY							Vehicle parking supply for the long-term care building exceeds the City's minimum bylaw requirements.
	REGULAR STALLS	ACC.STALLS	SMALL CAR	ELECTRIC	VISITOR	TOTAL	
parking Level 1	38	2				40	
parking Level 2	38	7				45	
	76	9	0			85	
						NET Total	

PARKING DISTRIBUTION				NOTE: SECTION 4 PKG BYLAW	
	REQUIRED	PROPOSED (NET)	PROPOSED (ACCx2)	SIZE	
COMMUNITY CARE FACILITY	60	58	66	2.5~2.9m W x 5.5m L x 2.0m H	NOTE: PARKING BYLAW 4.2.3.1 COMMUNITY CARE FACILITY CLASS B GROUP RESIDENCE. 1 SPACE PER FOUR BEDS. CHILDCARE DESIGN GUIDELINE 1.6 ONE PARKING STALL FOR EVERY EIGHT FULL-TIME EQUIVALENT CHILDCARE SPACES; TWO PARKING STALLS FOR STAFF. 4.8.4 B) NON-RESIDENTIAL USES: ACCESSIBLE 1 SPACE FOR FIRST 500 M2 AND 0.4 SPACE/ 1000M2 AFTER. PARKING BYLAW 4.8.1 ARE SIZES OF REGULAR PARKING STALLS AND ACCESSIBLE PARKING STALL PARKING BYLAW 4.1.8 NUMBER OF SMALL CAR SPCAES NOT EXCEED 25% OF THE TOTAL PARKING SPACES PARKING BYLAW 4.8.2: SIZE OF SMALL CAR SPACES: 2.3m W x 4.6m L x 2.0m H
CHILDCARE (2 FOR STAFF)	7	7	8	2.5~2.9m W x 5.5m L x 2.0m H	
REPLACEMENT OF EXISTING (RCAV)	20	20	20	2.5~2.9m W x 5.5m L x 2.0m H	
				2.5~4.0m W x 5.5m L x 2.3m H	
	87	85	94		

LOADING / PASSENGER LOADING DISTRIBUTION				NOTE: SECTION 5 / 7PKG BYLAW		Class B loading supply requires variance as they do not meet the bylaw requirement but have been deemed acceptable as the proposed supply is expected to adequately serve the building and its program use.
	REQUIRED	PROPOSED	SIZE			
CLASS B LOADING	7	2	3.0m W x 8.5m L x 3.8m H	NOTE: PARKING BYLAW 5.2.3 COMMUNITY CARE FACILITY CLASS B GROUP RESIDENCE. CLASS B: ONE SPACE PER 2800 SQM ; PARKING BYLAW 7.2.2.1 COMMUNITY CARE FACILITY CLASS B GROUP RESIDENCE. CLASS A: ONE SPACE PER FROM 80 TO 159 BEDS, AND TWO SPACES PER FROM 160 TO 199, AND ONE ADDITIOINALSPACE PER 80 OR MORE BEDS. CLASS B: ONE SPACE PER FROM 15 TO 119 BEDS, AND TWO SPACES PER 120 OR MORE BEDS. PARKING BYLAW 7.3 AND 7.4 ARE SIZE-REUIQMRENT FOR CLASS A AND CLASS B		
CLASS A PASSENGER LOADING	3	3	2.5m W x 6.5m L x 2.0m H (Pa.)			
			2.5m W x 5.5m L x 2.0m H (Ri.)			
CLASS B PASSENGER LOADING	2	2	4.0m W x 11~14m L x 3.5m H (Pa.)			
			4.0m W x 6~7m L x 3.5m H (Ri.)			
	12	7				

BICYCLE DISTRIBUTION				NOTE: SECTION 6 PKG BYLAW		Bicycle parking supply for the long-term care building exceeds the requirements stated in the City's Parking By-law 6059. An additional 9 Class A and 27 Class B bicycle parking stalls have been provided.
	REQUIRED	PROPOSED		TOTAL		
		CLASS A	CLASS B			
COMMUNITY CARE FACILITY	3	12	14	26	NOTE: PARKING BYLAW 6.2.2.1 COMMUNITY CARE FACILITY-CLASS B GROUP RESIDENCE. CLASS A: ONE STALL PER 100 BEDS.	
CHILDCARE	2		6	6	CHILDCARE: ADDITIONAL 2 CLASS A PARKING STALLS.	
	5	12	20	32		

PROJECT

**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
VANCOUVER BC

**STATISTICS  
LONG-TERM CARE  
- REZONING -**

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PROJECT A220501  
 DRAWN AL CHECKED DJ

SCALE NTS  
 DATE 5/5/2023



**A0.02**



# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



SUB AREA LOT D: RESIDENTIAL PROPOSED									
TOTAL POTENTIAL DENSITY (FSR)									
UNIT TYPE	BC HOUSING MIN UNIT AREA (SQM)	UNITS PROVIDED	RATIO	TOTAL NET RES. AREA (SQM)	EFFICIENCY	POTENTIAL DENSITY (FSR)	AMENITY EXCLUDED (SQM)	TOTAL FSR (SQM)	
				AREA (SQM) X UNIT COUNT		AREA (M) X EFFICIENCY			
1 BED	49.0	105	60%	5,145.00	82%	6,274.39			
2 BED	67.0	52	30%	3,484.00	82%	4,248.78			
3 BED	86.0	17	10%	1,462.00	82%	1,782.93			
<b>TOTAL</b>		<b>174</b>	<b>100%</b>	<b>10,091.00</b>		<b>12,306.10</b>	<b>*1070.00</b>	<b>11,236.10</b>	
								PROPOSED	
<b>TOTAL AVAILABLE FSR</b>								<b>11,408.10</b>	AVAILABLE
								<b>-171.90</b>	DIFFERENTIAL

\* It was requested that the East Building would have approximately 930 m<sup>2</sup> ± of amenity area. The West Building would likely have about 140 m<sup>2</sup> of amenity space for a total exclusion of 1070 m<sup>2</sup>

\*\* In creating the form of development the typical floor area is (45m x 18 m) 810m<sup>2</sup> of gross area. Typically, the FSR area is about 0.9 of the gross area ±. The FSR per floor would then about 730m<sup>2</sup> ±. With the total available FSR being 12,478 m<sup>2</sup> ÷ 730m<sup>2</sup> then there would be about 17.0 floors of development. The East Building is anticipated as being about 6 storeys of wood frame construction and the West Building of concrete. The first floor of the West Building will be a partial level so a 12<sup>th</sup> floor (partial) was added.

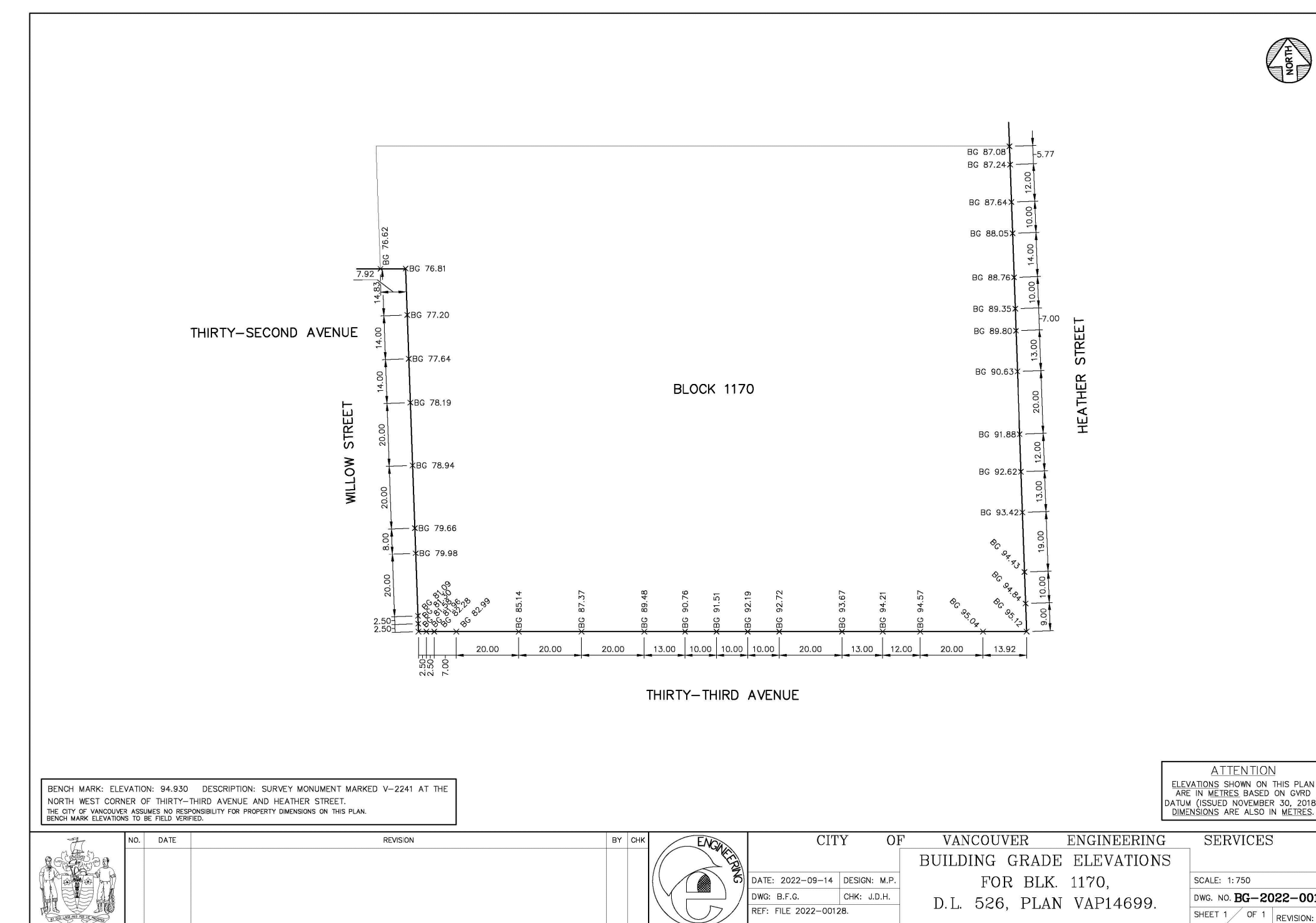
PARKING CALCULATION				NOTE: SECTION 4 PKG BYLAW
	EAST BUILDING	WEST BUILDING	TOTAL REQUIRED	
MINIMUM 1/70M2 FLOOR AREA	52	122	174	NOTE: PARKING BYLAW 4.2.1.4 MULTIPLE DWELLING UNIT USED. MIN 1 SPACE / 70M2 TOTAL FLOOR AREA.
VISITOR SPACES 0.05/UNIT	3.0	6.0	9.0	
ACCESSIBLE	TBD	TBD	TBD	
<b>TOTAL</b>	<b>52</b>	<b>122</b>	<b>174</b>	

LOADING SUMMARY				NOTE: SECTION 7 PKG BYLAW
	EAST BUILDING	WEST BUILDING	TOTAL REQUIRED	
CLASS A	1	1	2	NOTE: 7.2.1 CLASS A - A MINIMUM OF ONE SPACE FOR ANY DEVELOPMENT WITH 50 TO 125 DWELLINGS.
CLASS B	0	0	0	
CLASS C	0	0	0	

BICYCLE STORAGE SUMMARY				NOTE: SECTION 6 PKG BYLAW
	EAST BUILDING	WEST BUILDING	TOTAL REQUIRED	
CLASS A	150	178	328	NOTE: 6.2.1.2 CLASS A AND B. 1.5/DU UNDER 65M2, 2.5/DU OVER 65 AND UNDER 105 M2. CLASS B: 2 SPACES + 1 SPACES/20 DU OVER 20.
CLASS B	3	7	10	

NO.	DATE	ISSUE
1	[2021-09-28]	ISSUED FOR LOE
2	[2023-04-28]	ISSUED FOR REZONING

NO.	DATE	REVISION
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## PROJECT PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE  
 VANCOUVER BC

## STATISTICS RESIDENTIAL (LOT D) - REZONING -

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PROJECT A220501  
 DRAWN AL CHECKED DJ

SCALE NTS  
 DATE 10/5/2023

A0.03



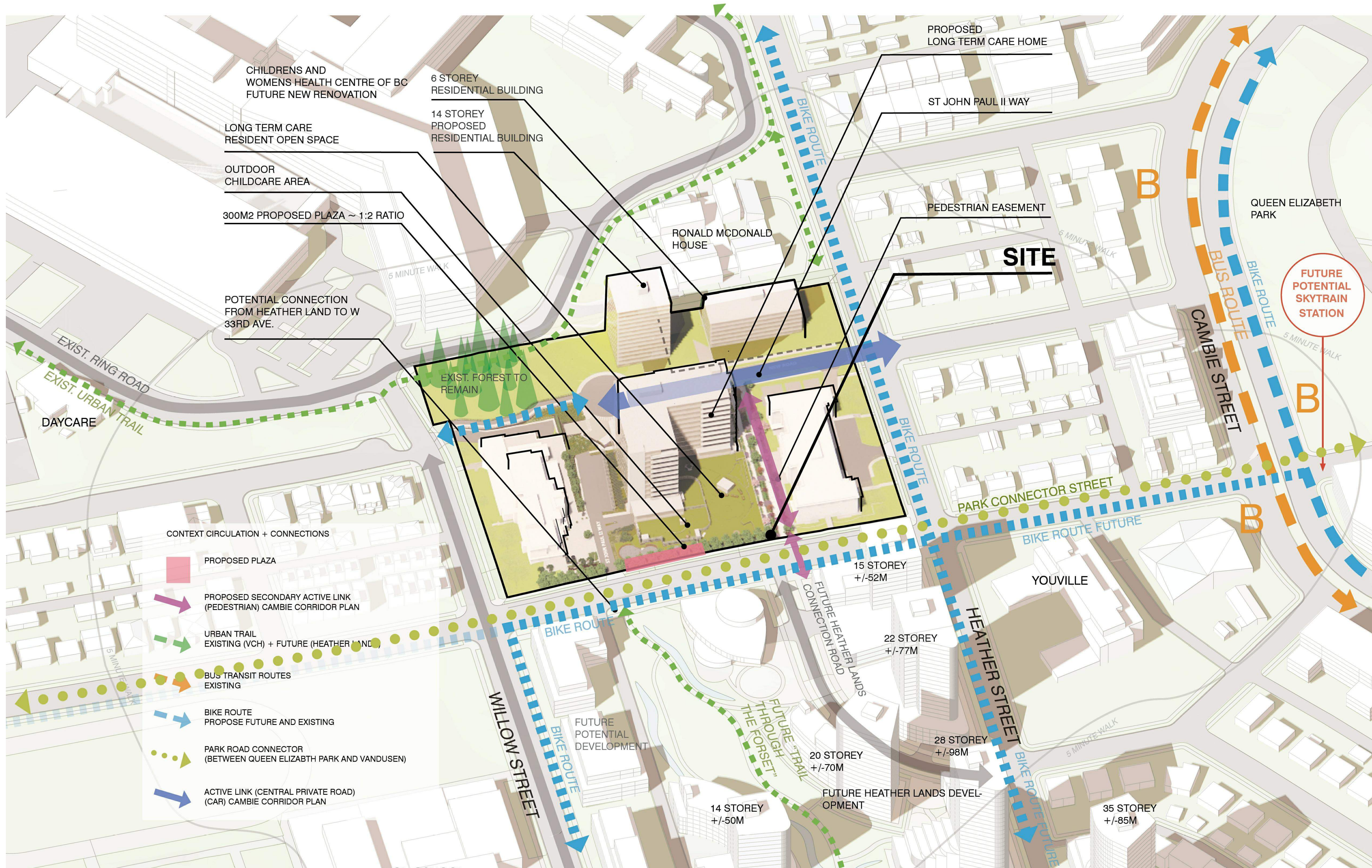
# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT

CLIENT



NO.	DATE	ISSUE
1	[2021-09-28]	ISSUED FOR LOE
2	[2023-04-28]	ISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------



PROJECT

## PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE  
VANCOUVER BC

## URBAN CONTEXT SITE CIRCULATION

- REZONING -

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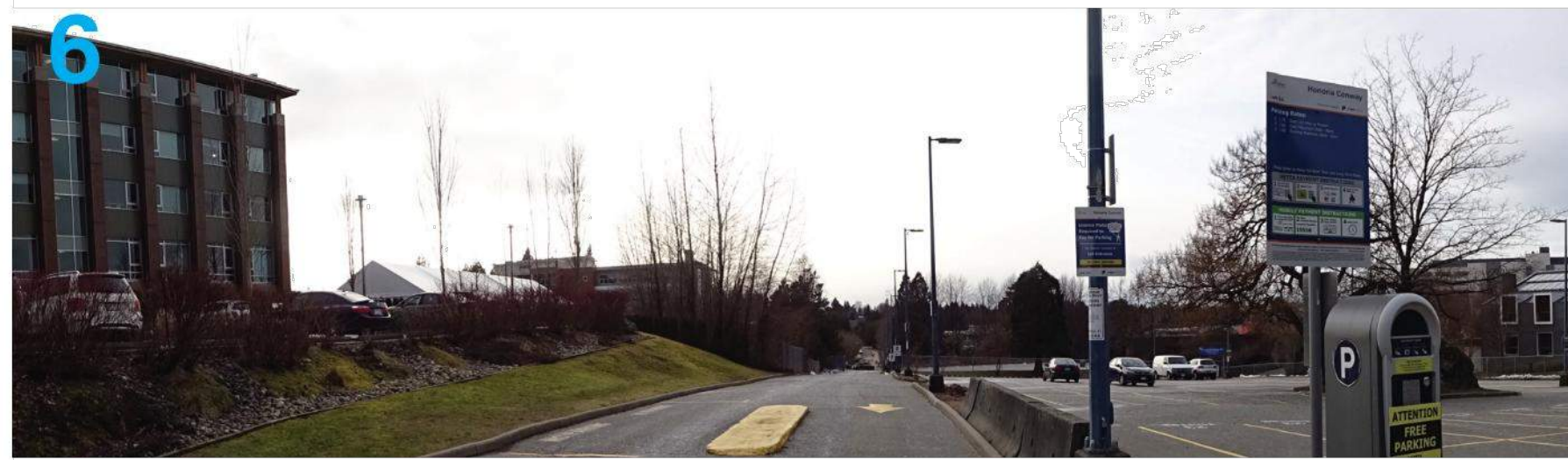
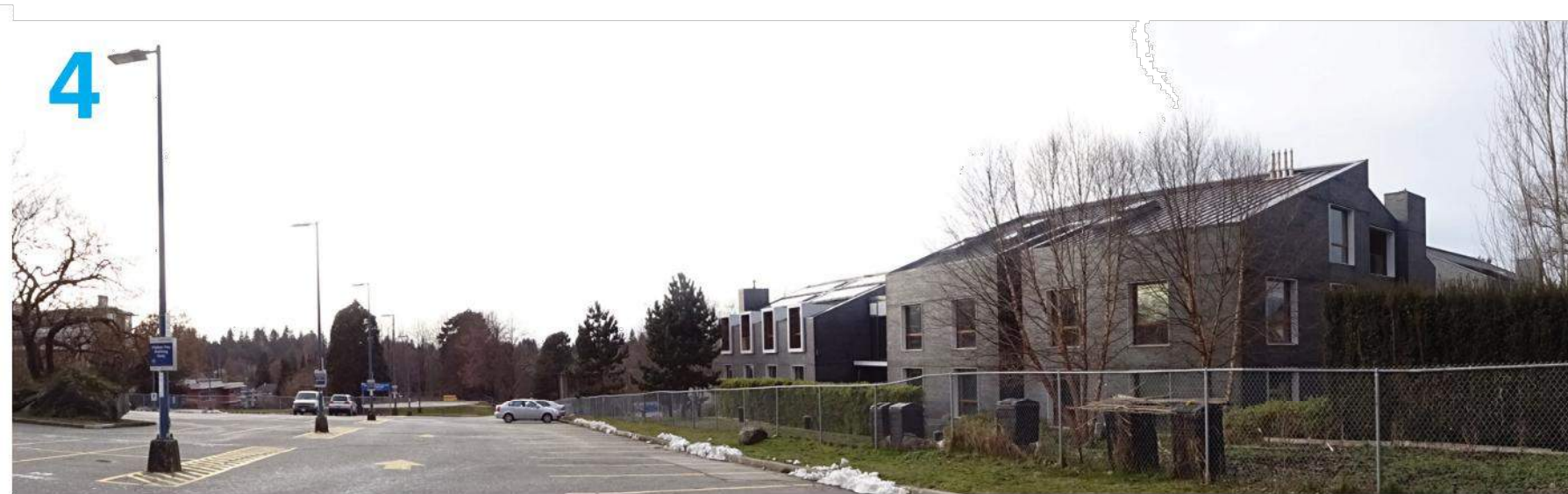
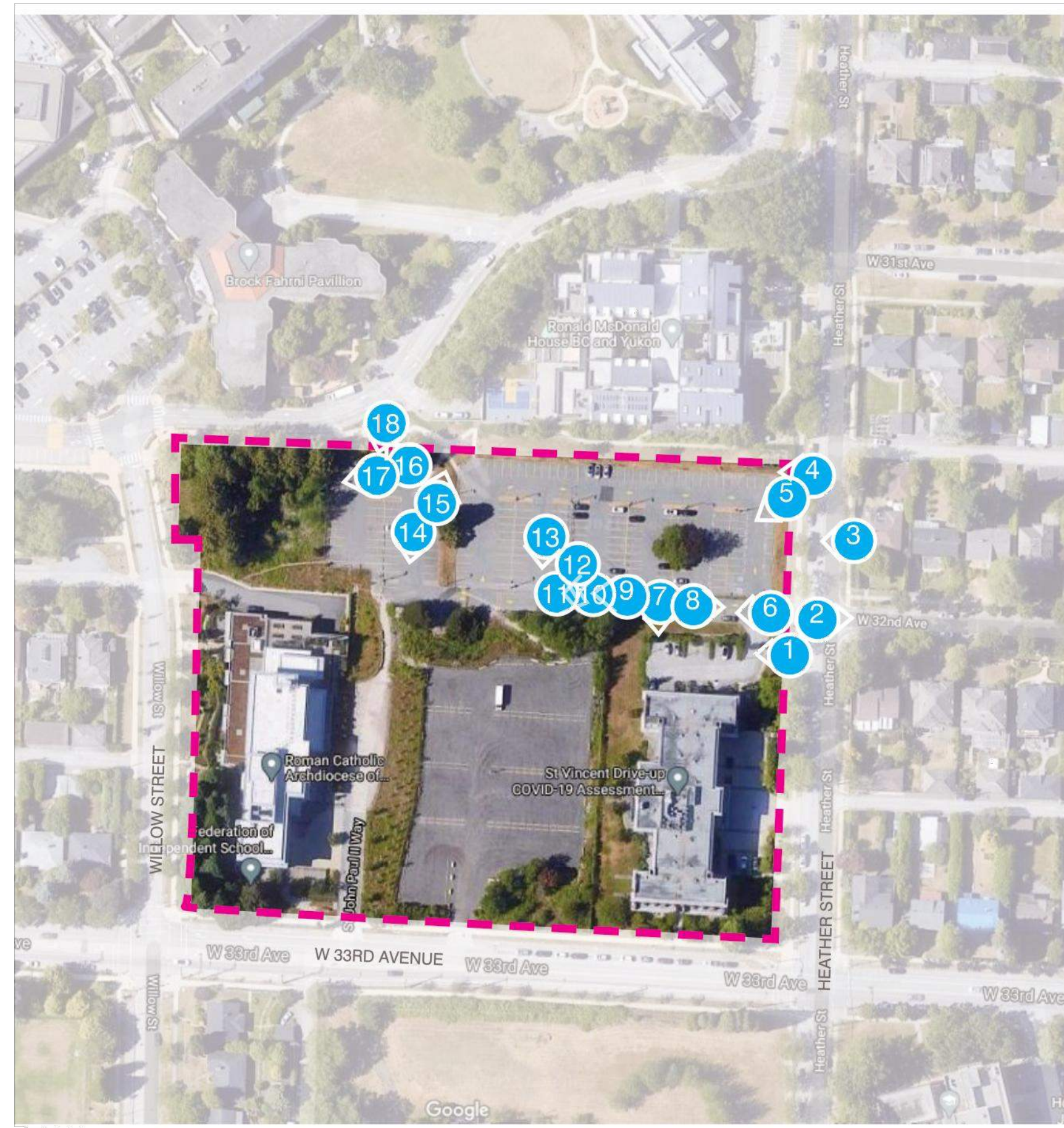
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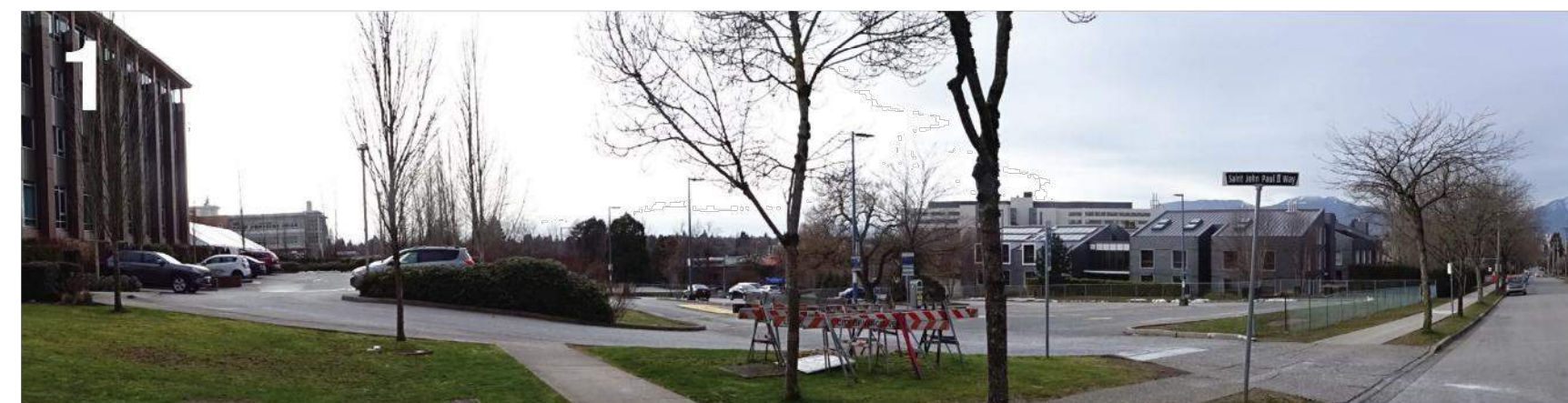


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**CONTEXT VIEW KEY PLAN 1**  
 VIEWS KP1 1-18



**PROJECT**  
 PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE  
 VANCOUVER BC

**URBAN CONTEXT**  
**CONTEXT VIEWS**

**- REZONING -**

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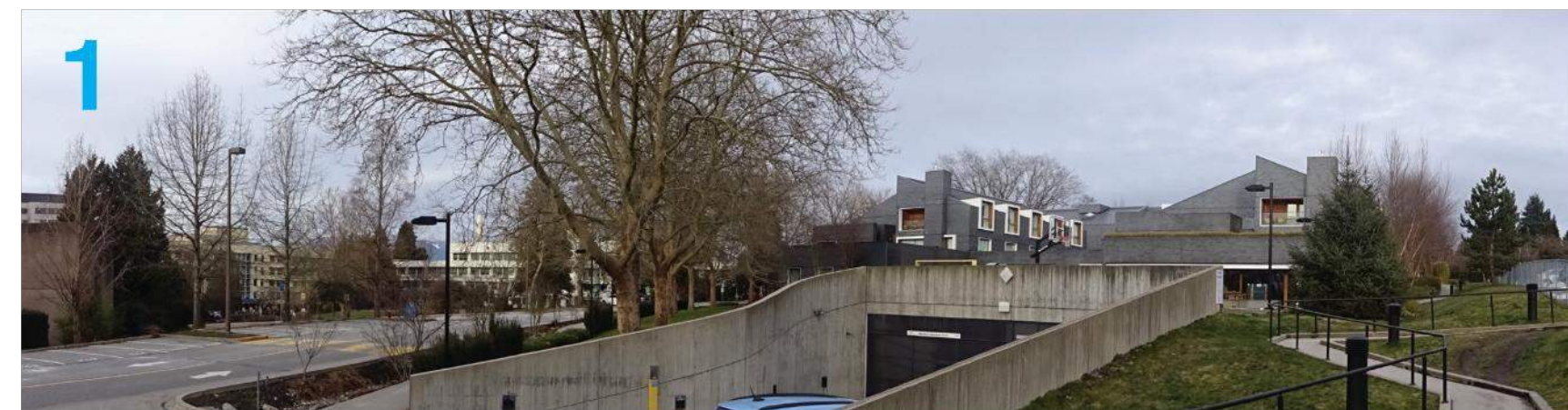
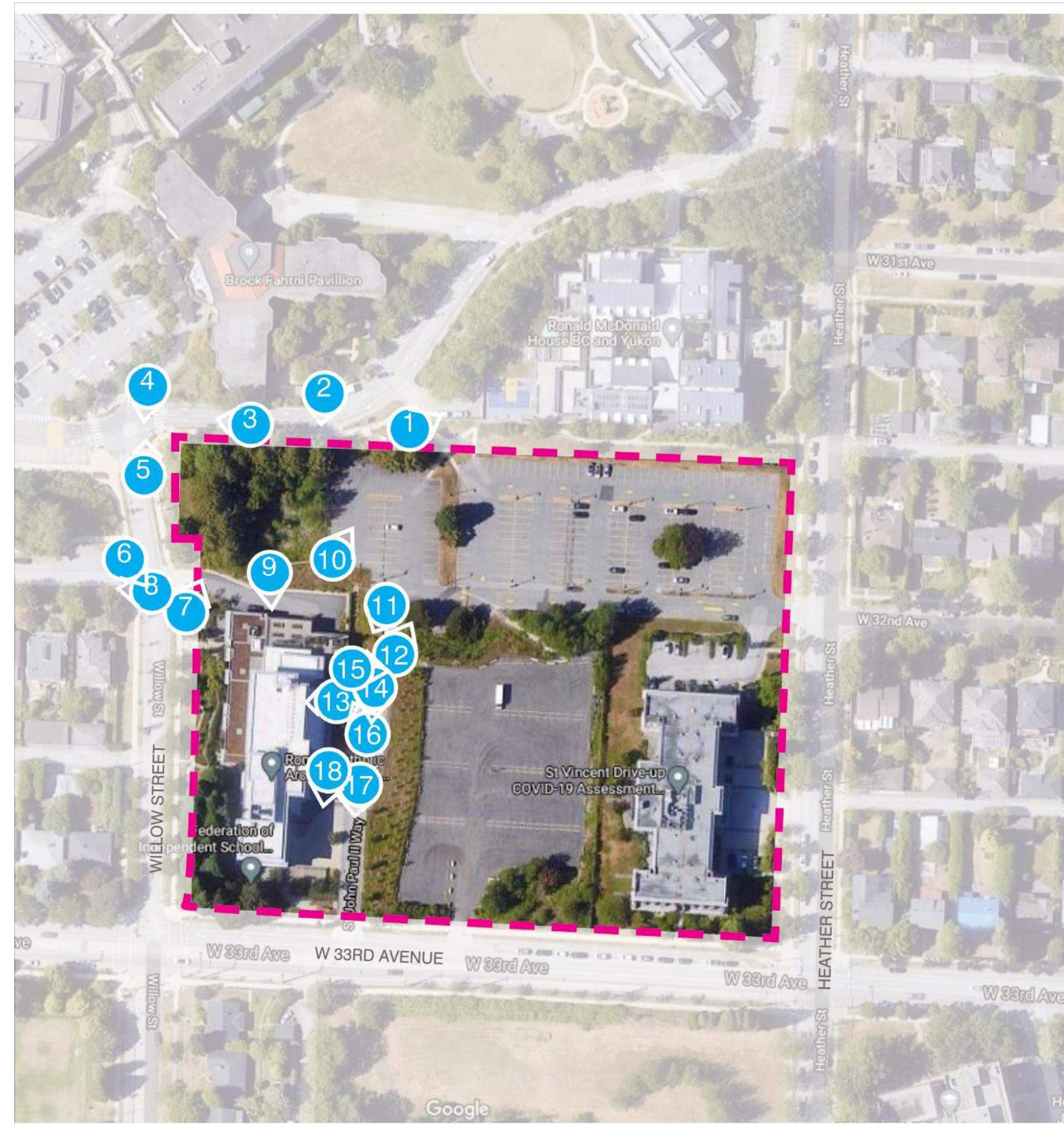
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**PROJECT**  
**PROVIDENCE HEALTH CARE**  
**ST. VINCENT'S HEATHER**

749 WEST 33RD AVENUE  
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**URBAN CONTEXT**  
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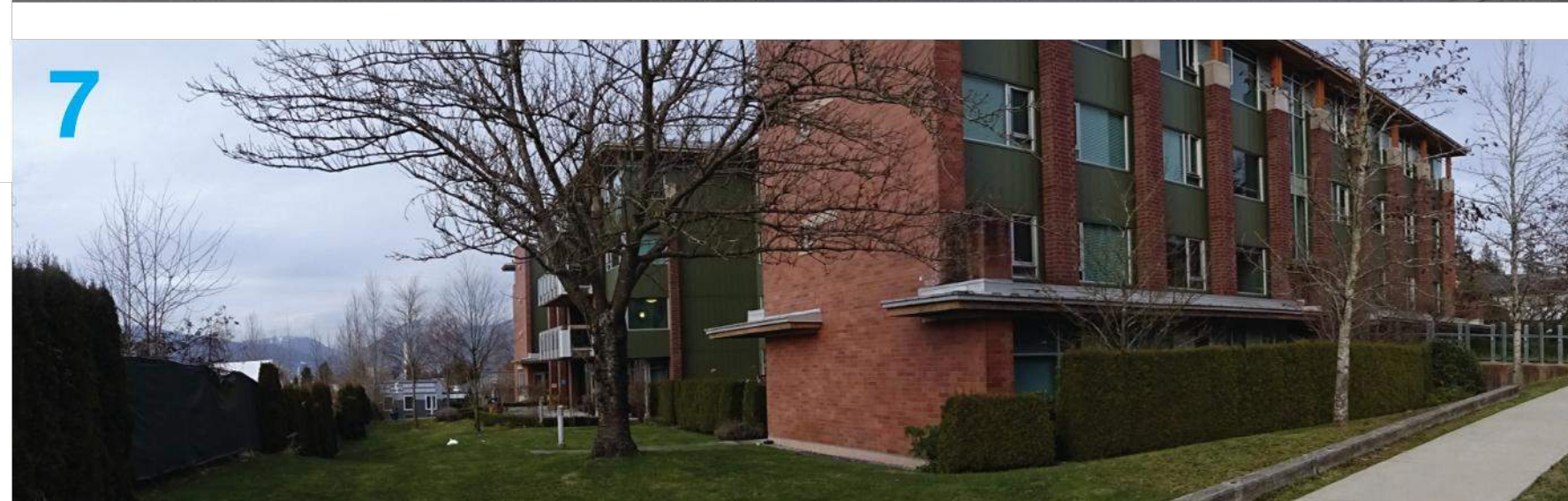
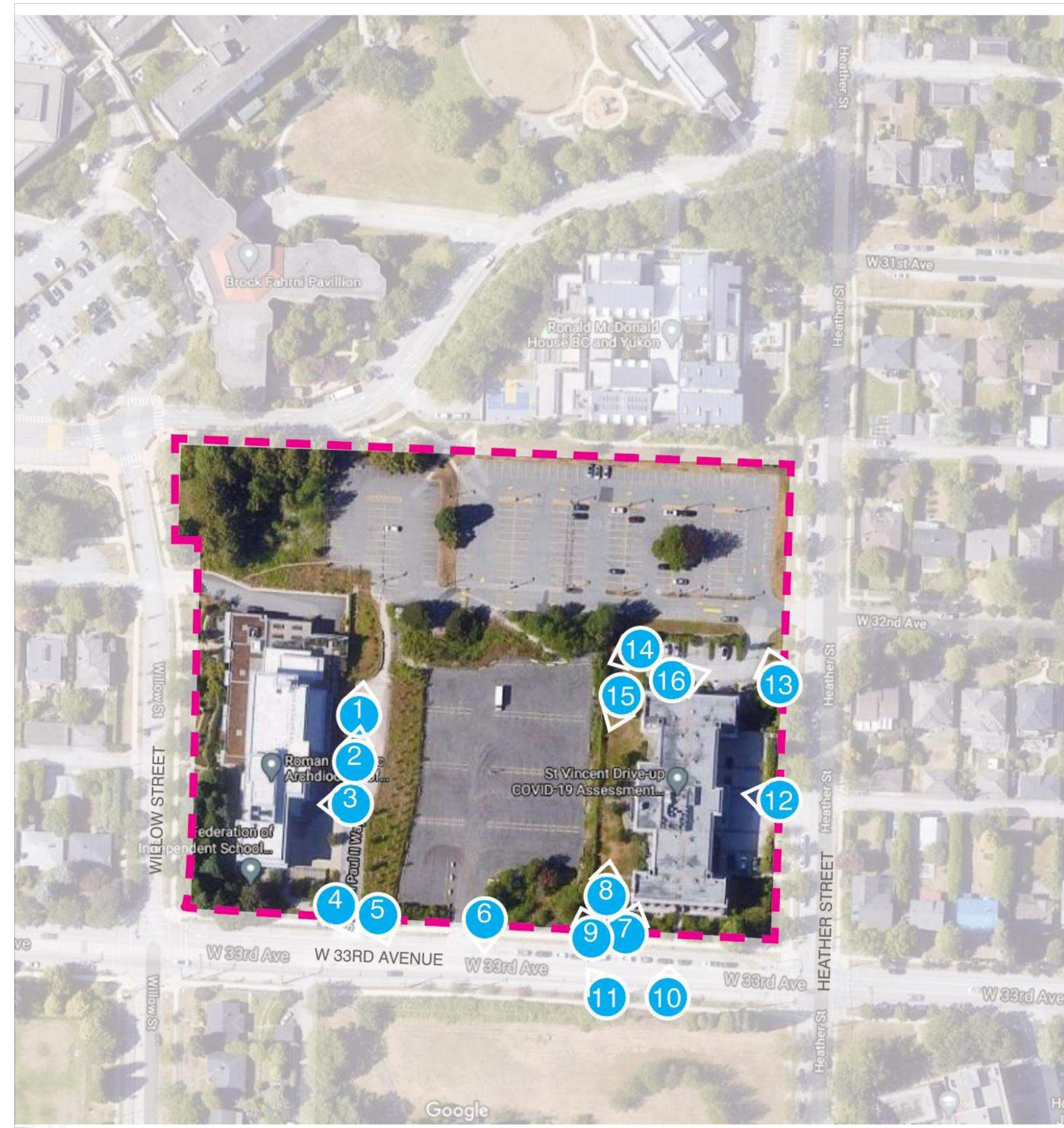
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**CONTEXT VIEW KEY PLAN 3**  
 VIEWS KP3 1-16



**PROJECT**  
 PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE  
 VANCOUVER BC

**URBAN CONTEXT**  
**CONTEXT VIEWS**

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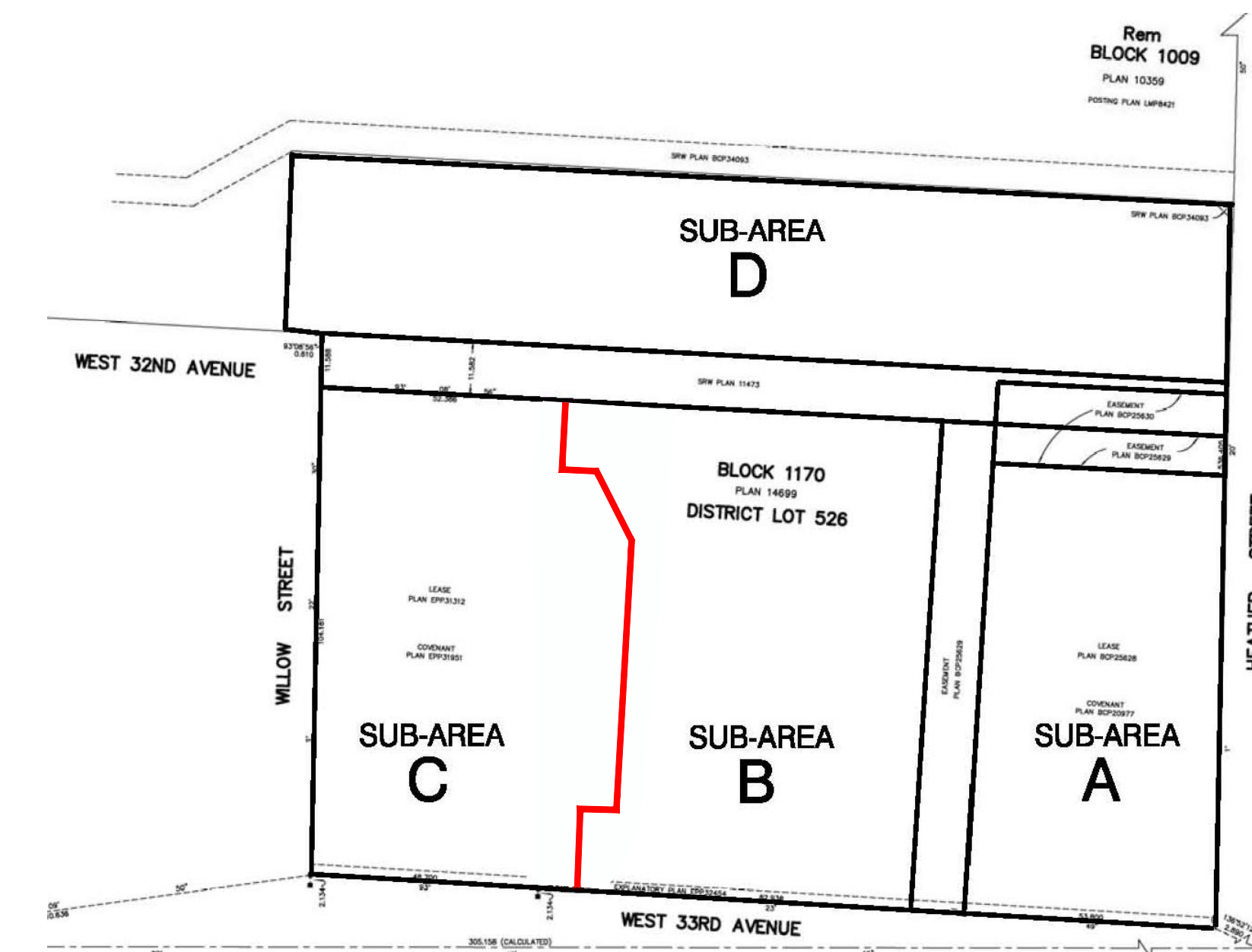
# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



## Proposed Adjustments to CD-1 (82)

The following modifications to the existing zoning are requested in support of developing the Long-Term Care Home on Sub Area B and to maximize the opportunity for rental housing on Sub Area D:

- Uses:** Add the following uses to 3.2 c) **Secured Market Rental and Below Market Rental Housing, Senior Care Home**
- Conditions of Use:** Add the following uses to 4.2 **Seniors Care Home on Lot B. Secured Market Rental and Below Market Rental Housing on Lot D**
- Sub Areas:** Adjust the demising line between Sub Areas B and C



## Intent of the Rezoning Text Amendment

The intent of this rezoning is to amend the existing St. Vincent's Heather (SVH) CD-1 (82) to provide for the development of the remaining two sub areas for:

- The development of a 13 storey, 240 bed Long-Term Care Home (LTC) on Sub Area B and
- To utilize the residual available density for the site to create rental housing opportunities on Sub Area D in buildings of 6 and 13 storeys in height.
- A forest preserve will occupy approximately 20% of the western portion of Sub area D

In addition, the proposed Long-Term Care Home and rental housing development will bring to fruition aspects of the 2008 amendment where: Rights of Ways were created for a:

- Private Road that will provide an extension of West 32<sup>nd</sup> from Heather Street west into the SVH site
- Through block access between Sub Areas A and B connecting West 33<sup>rd</sup> Avenue to the Private Road

In Kind Community Amenity Contributions were established to provide for:

- A fully equipped child day care facility on the SVH site of approximately 900 m<sup>2</sup> (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.

- A 300 m<sup>2</sup> (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.
- An adult day care program (ADP) of 500.5 m<sup>2</sup> (5,387.3 sq. ft.) in gross floor area. Please note: this CAC commitment was met in 2018, with the opening of an ADP on a partner Providence site at the Youville Residence, at 4950 Heather Street, which is one block east of the St. Vincent's Heather site. Prior to Covid the Youville ADP served about 42 clients with approximately 12-15 clients visiting each day. Post Covid the Youville ADP currently has 27 clients total and with about 8- 10 clients attending each day.

This 2023 Amendment will also fulfill a goal of section 4.5.2. of the Cambie Corridor guidelines to provide:

- A Minor Urban Plaza of 300 m<sup>2</sup>. The minor urban plaza has been situated in the south west corner of Sub Area B. It has been positioned in this location to act as a connecting node to the terminus of the Heather Lands "woodland trail" on the south side of West 33<sup>rd</sup> Avenue.

The plaza will extend east in front of the child care along West 33<sup>rd</sup> to provide an entrance plaza for the facility. In addition, a double row of trees has also been added along the West 33<sup>rd</sup> sidewalk paralleling the southern edge of Sub Area B to further enhance the pedestrian experience.

- Density:** No increase to the 1.4 FSR is requested. However, to maximize the opportunity for affordable rental housing on Sub Area D, the following adjustments are requested to areas that can be excluded:

6.6 c) where floors are used for off-street parking and loading..... please remove: **"which are at or below the base surface"**. Due to the steep slopes on the site from West 33<sup>rd</sup> Avenue to the northern boundary, portions of the level 2 parking level may be calculated as above the base surface.

6.6 f) amenity areas.....please add: 2 000 m<sup>2</sup> **"within each sub area"**

6.7 a.i) balconies....please add: the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided **"or must not exceed 12% of Long-Term Care Home floor area being provided"**

- Height:** Increase building heights

- 7.1 b)  $\pm 0.9\text{m}$  **131.5 m** in sub-area B;
- 7.1 d)  $\pm 0.9\text{m}$  **131.7 m** in sub-area D

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**PROJECT**  
**PROVIDENCE HEALTH CARE**  
**ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**REZONING INTENT**  
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**A0.08**



# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT

## Addressing Critical Community Needs

This Rezoning Amendment has been prompted in response to the urgent need to:

- Improve the delivery of Long-Term care to seniors in a more contemporary domestic residential setting
- Add Child Care spaces
- Increase the inventory of community gathering space
- Provide more affordable housing rental units.

## Improving the Delivery of Long-Term Care to Seniors

The development of the Long-Term Care Home will provide a more contemporary model of care where residents will live in “homes” with groupings of 12 seniors each. Each floor of the Care Home will have two homes on each level. The model of care is to create a domestic setting that focuses on achieving more independence for the residents. All dining will be within each home. Portions of their meals may be prepared within the home itself. Each home will incorporate generous balcony terraces so residents can enjoy an outdoor experience in a safe environment.

Achieving this in a tower form will provide improved service delivery by providing food services and groceries through central elevators. Similarly, staff will be able to move through floors through the convenience of the elevator and stair systems. This will also improve way finding for visitors.



The Green House Homes at Mirasol in Loveland, Colorado provides an example of senior care in a more home-like environment:  
<https://www.denverpost.com/2014/12/19/green-house-project-focuses-on-companionship-engagement-for-elders/>

In addition to improving the delivery of Care to Seniors in the home, the addition of a Child Care Facility along with a 300 m<sup>2</sup> Multi-purpose community room will provide a more interactive environment for the residents. The Child Care Facility will have a capacity for 12 Toddlers and 25 Pre-school Children. The building will also provide a café for staff and residents that will also have public access.

## History of the St. Vincent's Heather Site

The development of a Long-Term Care Home on the St. Vincent's Heather property maintains a long-standing tradition of providing for the health care needs of the community. St. Vincent's Hospital began operations in 1939 with the opening of the 100-bed St. Vincent's Hospital on Heather Street. In 1952, an additional 100 beds were added. Extended Care and Geriatric Psychiatry programs were added to the hospital in 1970. It served the Vancouver community until its closure in 2004.

Building on the site where St. Vincent's hospital stood for 65 years, Providence Health Care, in partnership, with the Roman Catholic Archdiocese of Vancouver, is furthering the legacy of care that was begun by the Sisters of Charity of the Immaculate Conception. Providence Health Care is one of the largest faith-based healthcare organizations in Canada.

Providence provides healthcare services in partnership with Vancouver Coastal Health, the Provincial Health Services Authority, and the University of British Columbia. Providence Health Care operates nine sites in Vancouver, including: St. Paul's Hospital, Mount St. Joseph Hospital, Holy Family hospital, Youville Residence, Marion Hospice, and Saint Vincent Sites: Honoria Conway, Brock Fahrni Pavilion, and Langara.

Providence Health Care's current focus is the renewal and redevelopment of their residential care facilities to provide consolidated services in a Campus of Care model to serve the demanding needs of Seniors.

The St. Vincent's campus consists of 7.5 acres between Heather and Willow Street on the north side of 33rd Ave. The Catholic charities of the archdiocese, as trustees of the legacy of the Sisters of Charity of the Immaculate Conception, granted a 75 year lease to the healthcare society for the delivery of services dedicated to seniors care.

The SVH LTC Home will replace 126 beds at Holy Family Hospital and 99 beds at Mount St. Joseph's Hospital and add 15 net new bed spaces, resulting in a total of 240 single bedrooms for residents configured in small households. Small households align with 2020 VCH LTC Design Guidelines and the objectives of the PHC Home for Us initiative to enhance the care experience for residents using a resident-directed social-relational model of care. Learning from the COVID-19 Pandemic, single bedrooms and small households will also enhance resident safety by facilitating infection control and outbreak management practices.



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### PROJECT

**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
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### REZONING INTENT

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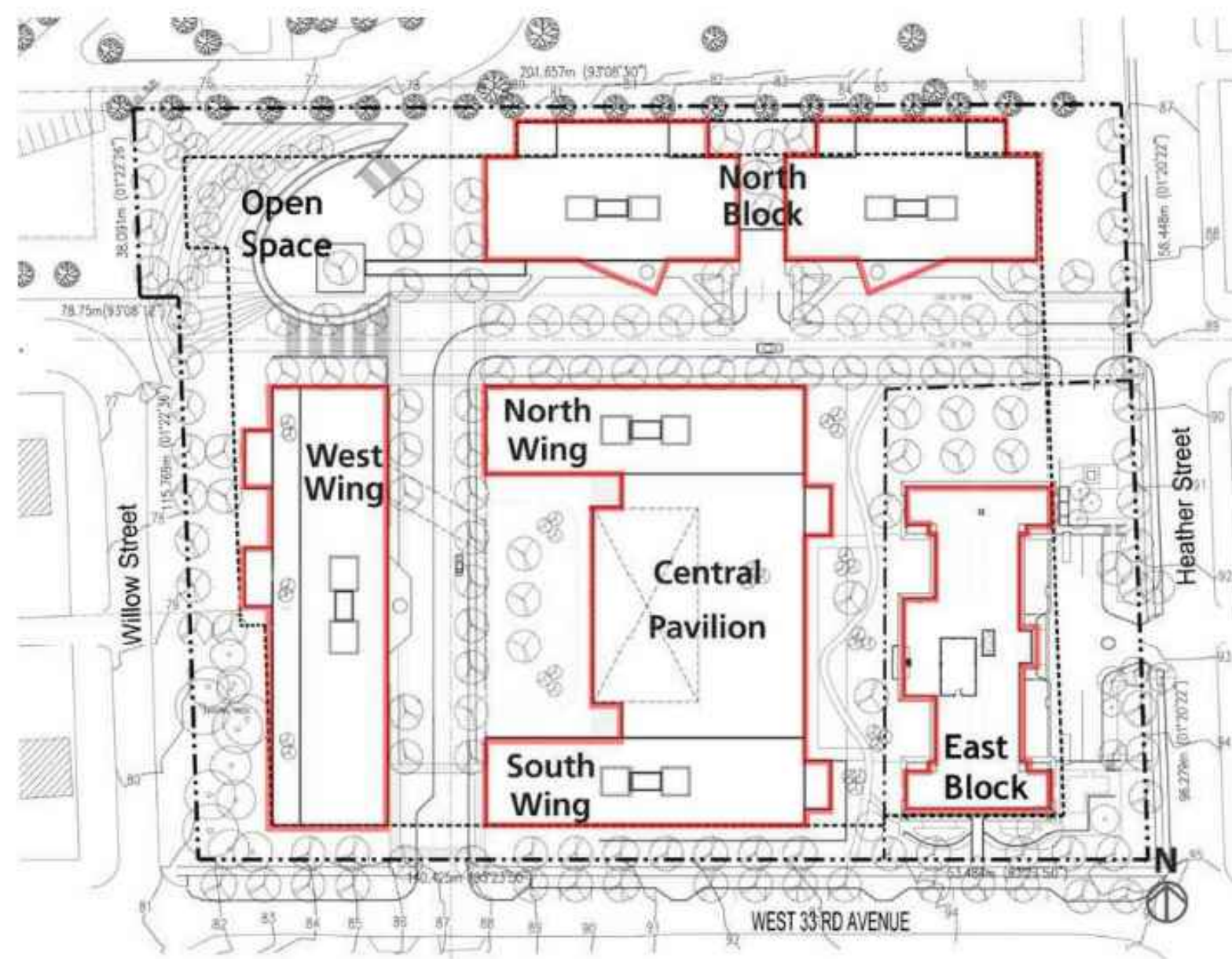
# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT

The site was originally zoned in 1972, and has been the subject of several Rezoning Amendments since St. Vincent's Hospital closed in 2004:

- **2005:** a Rezoning Amendment provided the opportunity to develop the south east corner of the site for a four-story building with 60 assisted living units for seniors and eight independent living units for adults with disabilities.
- **2008:** the Rezoning Amendment was provided to enable the remaining portions of the site to be re-developed over several years with a focus toward a Campus of Care. It addressed future uses and proposed a density increase from a Floor Space Ratio (FSR) of 1.0 to 1.4. At that time, the proposed development predicted four separate buildings, ranging in height from three to six storeys.

The amendment offered several public benefits:

- A child day care facility
- Community access to, and use of, a multipurpose facility by non-profit groups for a nominal charge/useage fee
- An adult day care facility providing geriatric outreach day programs (now provided at the adjacent Youville Residence since 2018)



2008 Master Plan

- **2013:** an amendment was created to add General Office and Dwelling Uses to the south west Sub Area C. It enabled the development of a six-storey, 6,438 m<sup>2</sup> (69,299 sq. ft.) Pastoral Centre.

- **2023:** This text amendment proposes changes to the height of the buildings on Sub Area B and the "Uses" expanded to include rental housing on Sub Area D.

In developing Sub Area B for the Care Home, Providence Health Care will be incorporating a Child Care Facility for 37 children (12 toddlers and 25 pre-schoolers), a 300 m<sup>2</sup> multipurpose room available for booking by the community and a café for residents, staff and the public.

While an Adult Day Care Program (ADP) was originally contemplated for the SVH site in 2008, Providence Health Care opened the ADP at the Youville Residence in 2018, just a block away. The ADP has capacity for 20 people but currently only 10 to 12 seniors attend the program.

Providence has reallocated the area originally designated for the ADP in the St Vincent's Long-Term Care Home to resident communal uses that will better support the needs of the elderly living at the facility.

### Sub Area B:

The major change from the 2008 Campus of Care model is transitioning the Long-Term Care Home to a 240-unit, vertical model of care. In part, this is due to the operational model that provides two 12-person houses with a more home-like environment on each floor. The tower form allows for the housing of more residents, shortens the connectivity to the central kitchen and other building supports through the elevator systems. Way finding for visitors is improved as well.

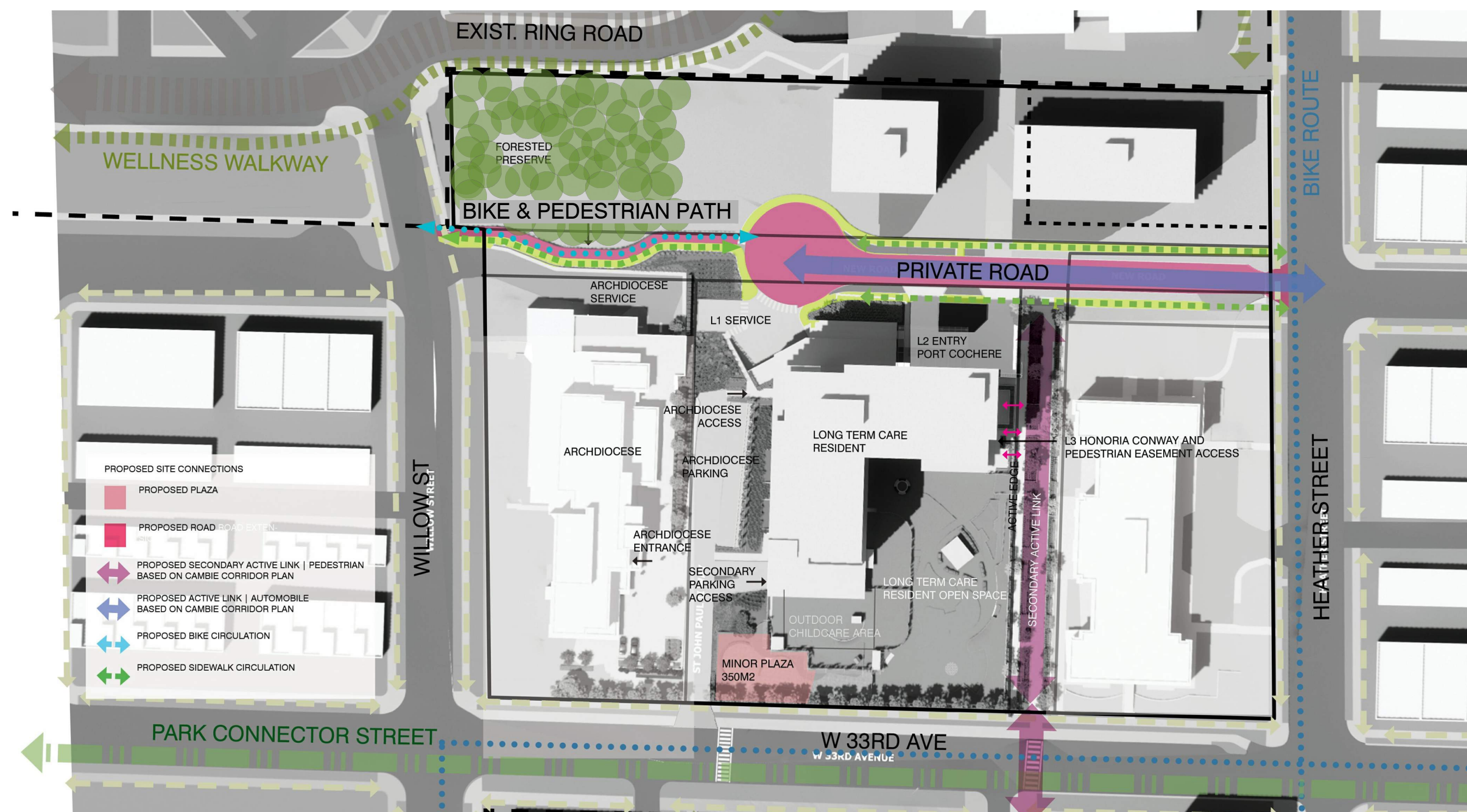
The additional benefit of the tower form is the creation of a large garden area with a southern orientation. This will allow the Long-Term Care Home residents to enjoy the outdoors in a secure area along with staff and visitors.

The development of Sub Area B will also see the completion of the through-block access between Sub Area A and B along with a minor public plaza in the south west corner of Sub Area B.

In 2008, a private road was originally designed to extend between West 32nd Avenue and Heather Street and then bend south between Sub Area B and C. At a later date, the Cambie Corridor guidelines contemplated the road, instead, extending from Heather to Willow. However, the steep grades on the site, the location of the Archdiocese's Pastoral office's loading area and the intent to retain the forested area in the north west corner of the property has caused the road to be terminated in a cul-de-sac with a pedestrian/bicycle link connecting down to Willow Street.

### Sub Area D:

Sub Area D: As the last phase of developing the site, the residual density will be allocated to Sub Area D with a focus on providing rental housing (hence the request to expand the allowable uses on the SVH site to allow for the rental housing). The west building site will provide the opportunity for a mid-rise multi-unit rental building.



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**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER**

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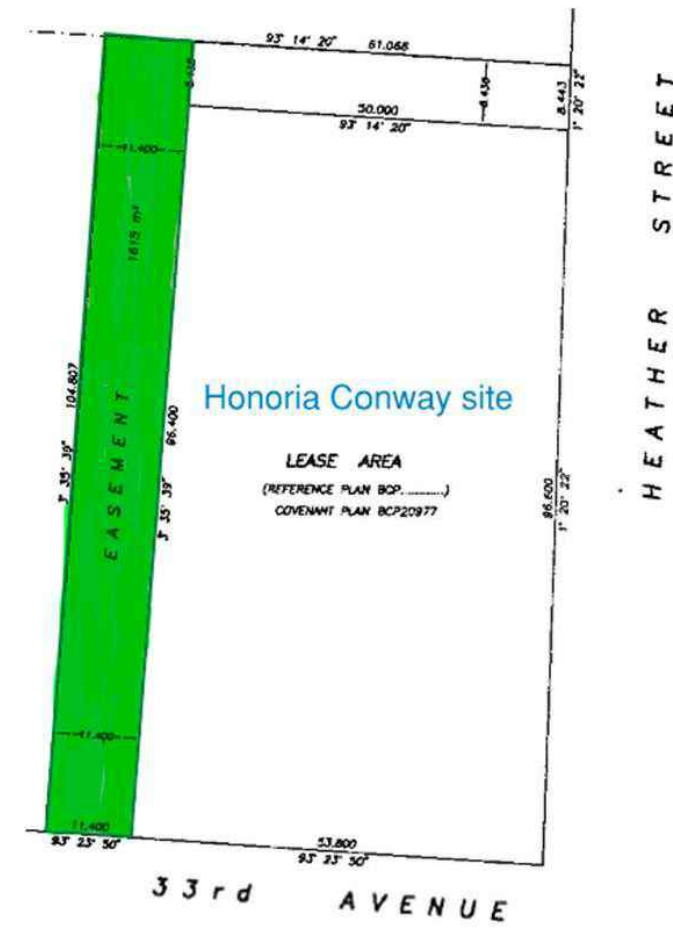
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# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT

## Evolving the Campus of Care

Phase 1 - St. Vincent's: Honoria Conway:



In July 19, 2005, the CD-1 By-law No. 4671 was amended to allow for the development of Lot A in the south east corner of 749 West 33rd Avenue. It was created to allow a four-storey assisted living project.

In August of 2008, St. Vincent's: Honoria Conway opened on the site of the former St. Vincent's Hospital, offering a residence for seniors who live independently with assistance. (The Assisted Living residence is named for Sister Honoria Conway, foundress of the Sisters of Charity of the Immaculate Conception)

In developing Honoria Conway, an 11.4 m wide through-block access was created on what would eventually become Sub Area B.



The Assisted Living residence is named for Sister Honoria Conway, foundress of the Sisters of Charity of the Immaculate Conception.

### Phase 2 - St. John Paul II Pastoral Centre:

The Pastoral Centre is a six-storey building with offices, auditorium, chancery, and chapel for the Catholic charities at the Archdiocese of Vancouver. The development also includes nine dwelling units for retired clergy which are situated on Willow Street on the west side of the principal building.



### Phase 3 - Long-Term Care Home:

Funding has been approved by the Province to build a 13 storey 240 resident Long-term Care Home on Sub Area B. The project will provide a Child Care Facility for 12 toddlers and 25 pre-schoolers and a 300 m<sup>2</sup> (3,229.2 sq. ft.) multi-purpose facility designed to be available for use by the community.



### Phase 4 - Rental Housing:

There is an opportunity for Rental Housing on Sub Area D. This development is under separate consideration from this proposal. The forested area to the west end of Sub Area D is intended to be preserved.



## Land Ownership

Ownership of the SVH property is a fundamental issue in moving forward with the development of the site. The Archdiocese oversees the disposition of the Catholic Charities' land. They have stipulated that in developing the final aspects of the site that the ownership of the land will remain with the Catholic Charities. They will provide Providence Health with a long-term lease to allow for the development of the LTC Home. A similar arrangement will be made for the housing sites on Sub Area D.

In addition to the land continuing to be owned by the Catholic Charities, the Archdiocese has placed several conditions on developing the remainder of the site:

- The extension of West 32<sup>nd</sup> Avenue through the site is required to remain a private road under the ownership of the Catholic Charities.
- The extension of West 32<sup>nd</sup> Avenue west of Heather by means of the private road must terminate in a cul-de-sac. The site slopes, the proximity of the Archdiocese's Pastoral office building loading and the forest preserve negate the opportunity to extend the private road through to Willow Street. Although, a bike/pedestrian path will connect the cul-de-sac through to Willow Street. An alternative was examined to route the private road to the Children's and Women's Health Centre of BC's Ring Road. However, Provincial Health Services Authority (PHSA) who operates the site felt that since the inner Ring Road is used for emergency access the connection would be unsafe.
- The western portion of Sub Area D must be retained as a forest preserve.



- The parking lot along the eastern edge of the Archdiocese office must remain and be kept for the Archdiocese's private use. It is not to be used or encumbered by a pedestrian easement.



- The earth berm along the eastern edge of the Archdiocese's parking area is to be restored following redevelopment of the LTC Home.
- The Archdiocese requires a private access into the Long-Term Care parking from their parking lot to compensate for the loss of 20 stalls when the surface parking area on Sub Area D is developed.

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PROJECT

**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER**

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**Site Topography**

The majority of Sub Area B (noted with red hatch) is relatively flat with a slight grade change dropping east to west along West 33<sup>rd</sup> Avenue by 3.03 m before descending down the bank (noted in green hatch) a further 2.79 m to the Archdiocese parking lot below. A similar steep slope condition occurs along the north boundary of parcel B (also in green hatch).

There is a gradual grade change along the property's eastern edge of 4.53 m before reaching the bank in the north east corner of the site and dropping a further 2.29 m down to the newly formed West 32<sup>nd</sup> Avenue private road extension. The shift in grade diagonally from the high point at the south east corner to the north west corner is a drop of 4.46 m before again dropping a further 6.25 m to West 32<sup>nd</sup> Avenue



Parcel D, hatched in blue above, descends 7 m from its south east corner at Heather Street down to the western edge of the forest preserve at its south east corner. There is also a cross fall at Heather of about 1.5 m from south to north. There is also a steep bank ranging from 1.0 m to 1.5m along the northern property line.

**Form of Development**

**Sub Area B - Long-Term Care Home**

**Key Issue:** In developing the Long-Term Care Home, the functionality of the resident floor both for operational purposes and comfort for the seniors, was of critical concern. There will be 10 resident floors over one full floor of support and amenity spaces and then two lower partial floors for further services and a multipurpose room wedged against the slope. The resident floors become the form driver.

**Current Trends in Long-Term Care**

The model of care has shifted significantly from an institutional health care base to a more residential environment that focuses on seniors emotional and mental well being.



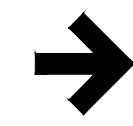
Conceptual Rendering - Social Model Dining Area

**"Balance between health, safety and dignity must be achieved."**

BC Resident Bill of Rights

**Institutional model (Traditional)**

Focus on treatment / interventions. Residents follow facility staff routine. Staff make decisions for residents. Environment is the staff's workplace Activities are structured.



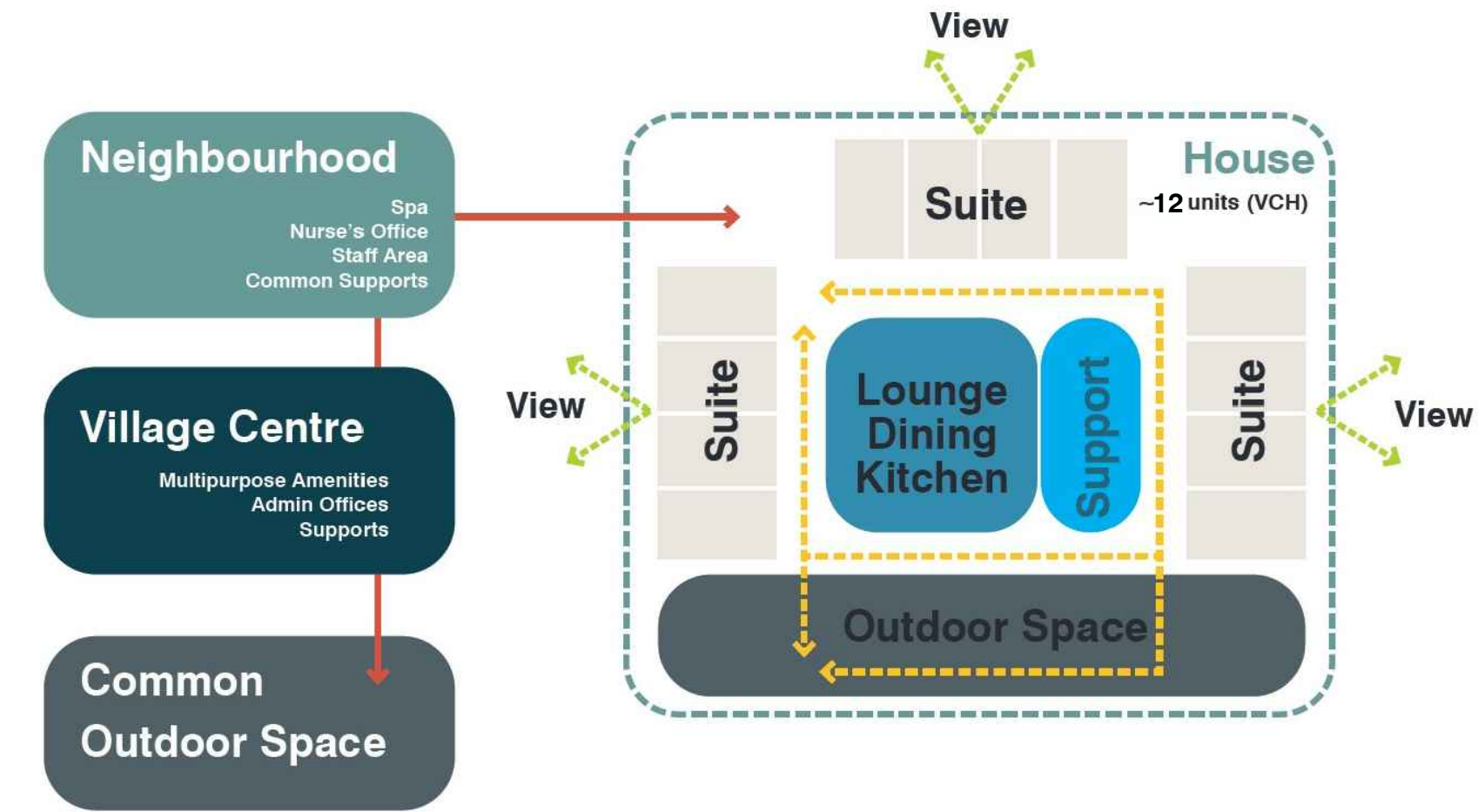
**Social model (Current)**

Focus on 'living' with support of medical care. Staff follow residents' routines. Residents are supported to make decisions. Environment is the residents' home. Activities are flexible and spontaneous.

**Long-Term Care Housing Model**

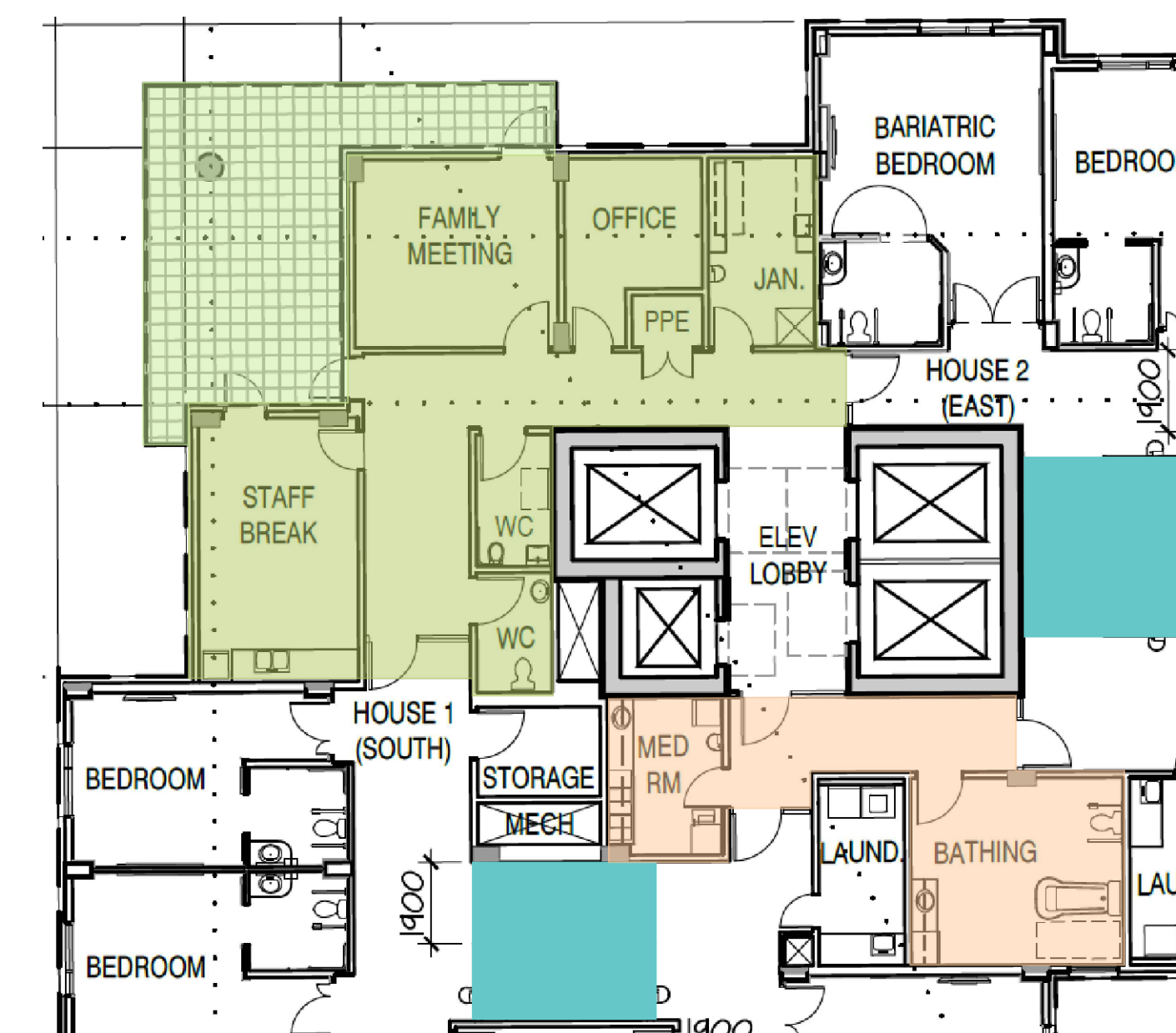
**Typical Household Floor:**

Of critical concern in developing the plans for the Long-Term Care Home was to create the most optimal typical resident floor layout while orienting the outdoor spaces to the south. Each floor will have two households with 12 residents each along with a central Support and Administrative area and other shared spaces known in Long-Term Care language as the "Neighbourhood".



**Neighbourhood:**

The "Neighbourhood" is located in the north west corner of the floor with one household extending east while the other runs south. The floor layout has a more public corridor (front-of-house) oriented to the outside wall with a staff meeting room, family area, nurse's office and medication room. There is a private zone on the inner portion of the floor (back-of-house) which provides access from each household through a separate door. This zone provides access to the housekeeping room and private access for residents to the spa/bathing room.



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2	[2023-04-28]	ISSUED FOR REZONING

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PROJECT

**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**DESIGN RATIONALE**

**- REZONING -**

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SCALE NTS  
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**A0.12**



Long-Term Care Typical Floor

Building Positioning - South Facing Open Space:



The principal focus of the concept for the long-term care home was to have an expansive at-grade, secured south facing open space for residents and visitors to the care facility.

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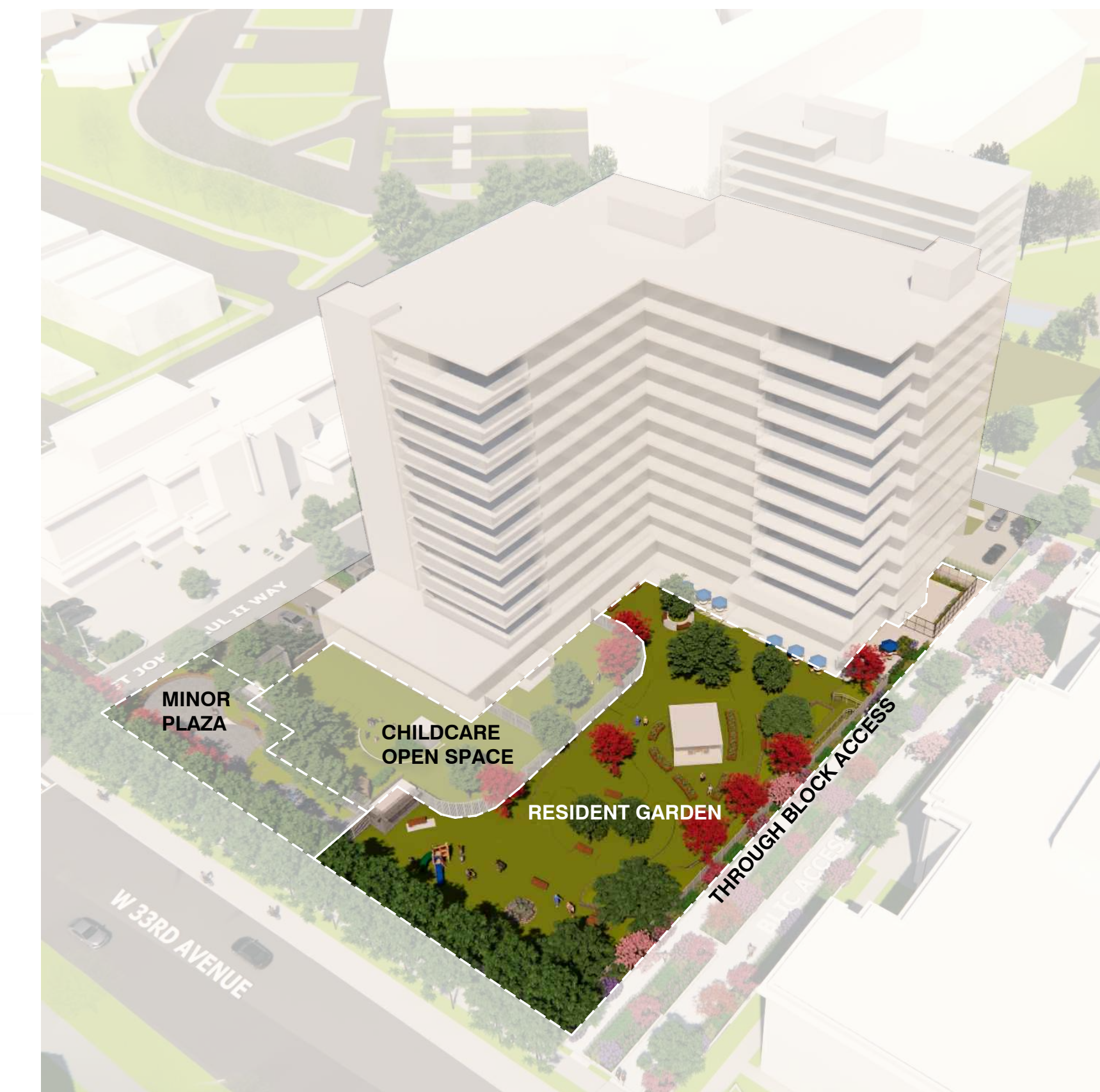
House 12 Units

Senior's Long Term Care Home Key Features:

- 12 Residents / "House", self-contained with amenities, staff support and services.
- Operational efficiency achieved by consolidated support space layout.
- Walking loop enabled by floor plan layout.
- Outdoor space, direct access from Lounge.
- Private Neighbourhood
- Public Neighbourhood
- Village Centre

House 12 Units

This concentrated the main built form to the north side of the project which complemented the limitation of only being able to achieve access to the care home from St. John Paul II Way on the north side of the Care Home.



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PROJECT

**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**DESIGN RATIONALE**

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The south facing resident open space will provide a variety of walking and community experiences. A café in the north east corner of the open space will have outdoor seating. There will be a garden pavilion for outdoor gatherings and generous walking paths.

Along the western edge of the garden space will be an active link where parents and their children will connect to the north entrance outdoor entry to the child care area. Portions of the Child Care open space will be in a secured area adjacent to the resident garden. This will create opportunities for seniors to interact with younger generations.

West of the resident garden will be the West 33rd entry, plaza and open space area for the Child Care Facility. Just west of the Child Care entry plaza will be the Public Minor Plaza

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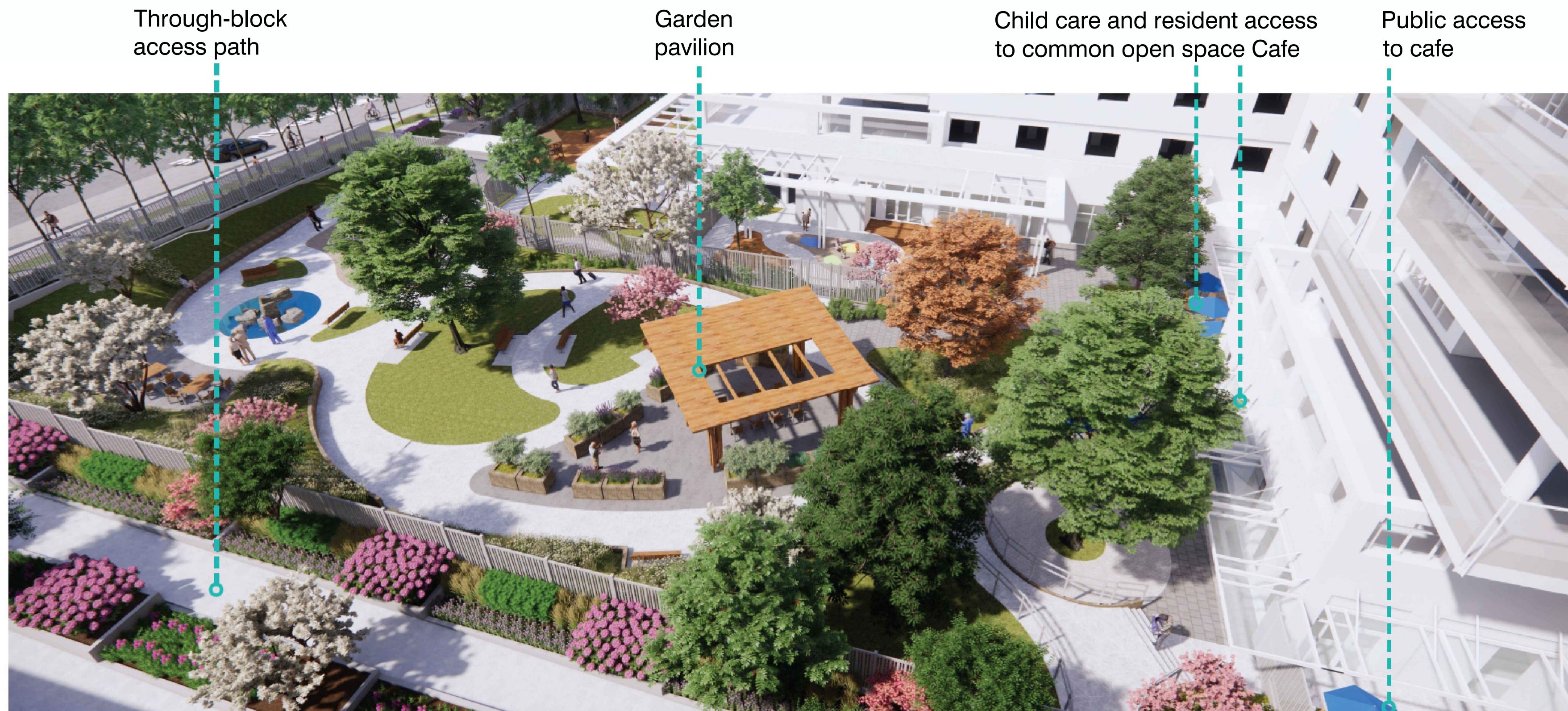
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Resident Common Outdoor Space



View looking south west into the Long-Term care secured resident open space

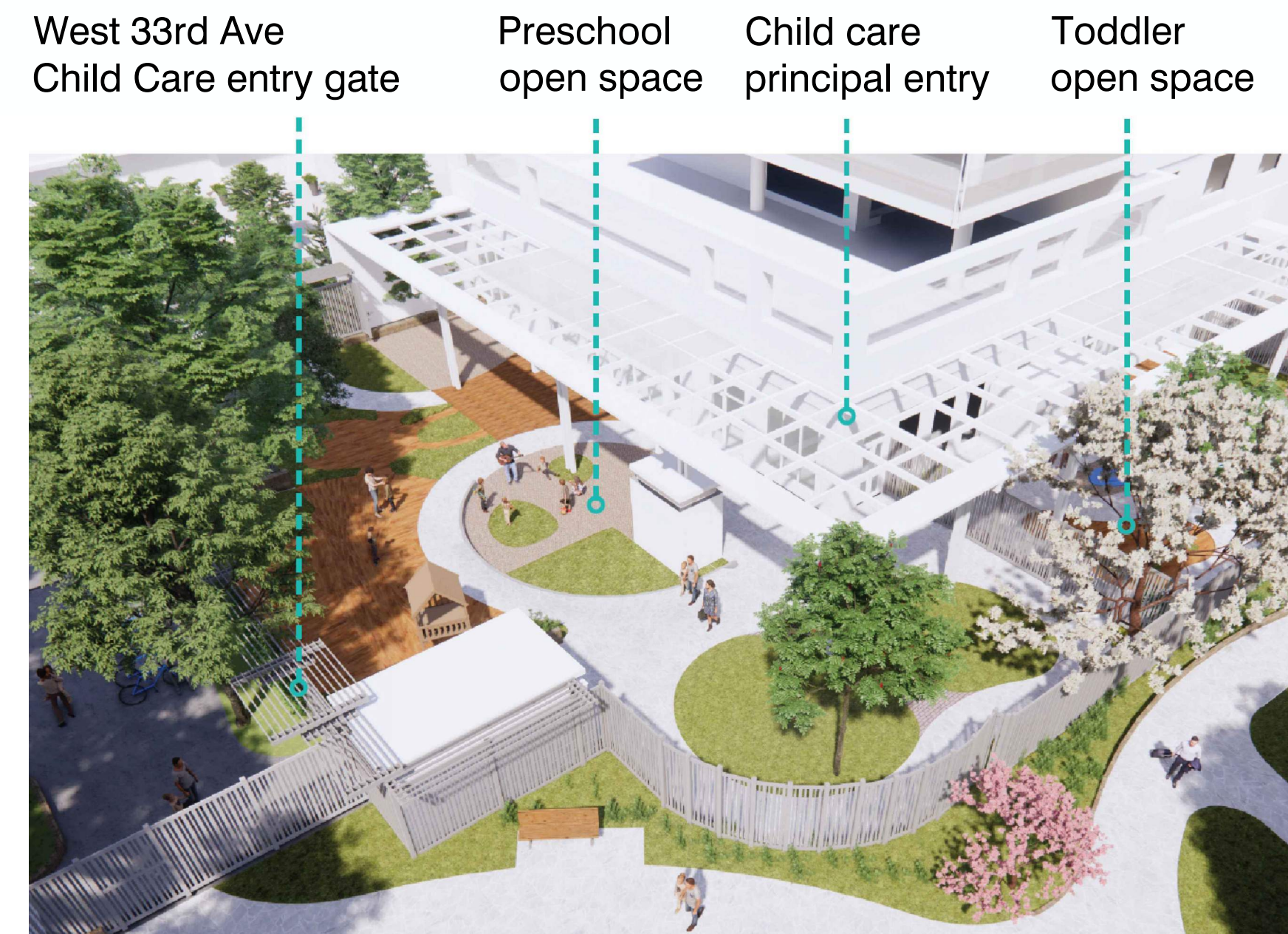


View looking north west resident common open space to Children's play area



View looking Child Care and resident access to common open space

Child Care Outdoor Space



View looking north west to Child Care open space



View north through Child Care minor plaza to Child Care West 33rd Ave entry gate and trellis West 33rd Ave Child Care entry gate

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PROJECT  
**PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
VANCOUVER BC

**DESIGN RATIONALE**  
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**A0.14**



Key Features of the Long-Term Care Home Development

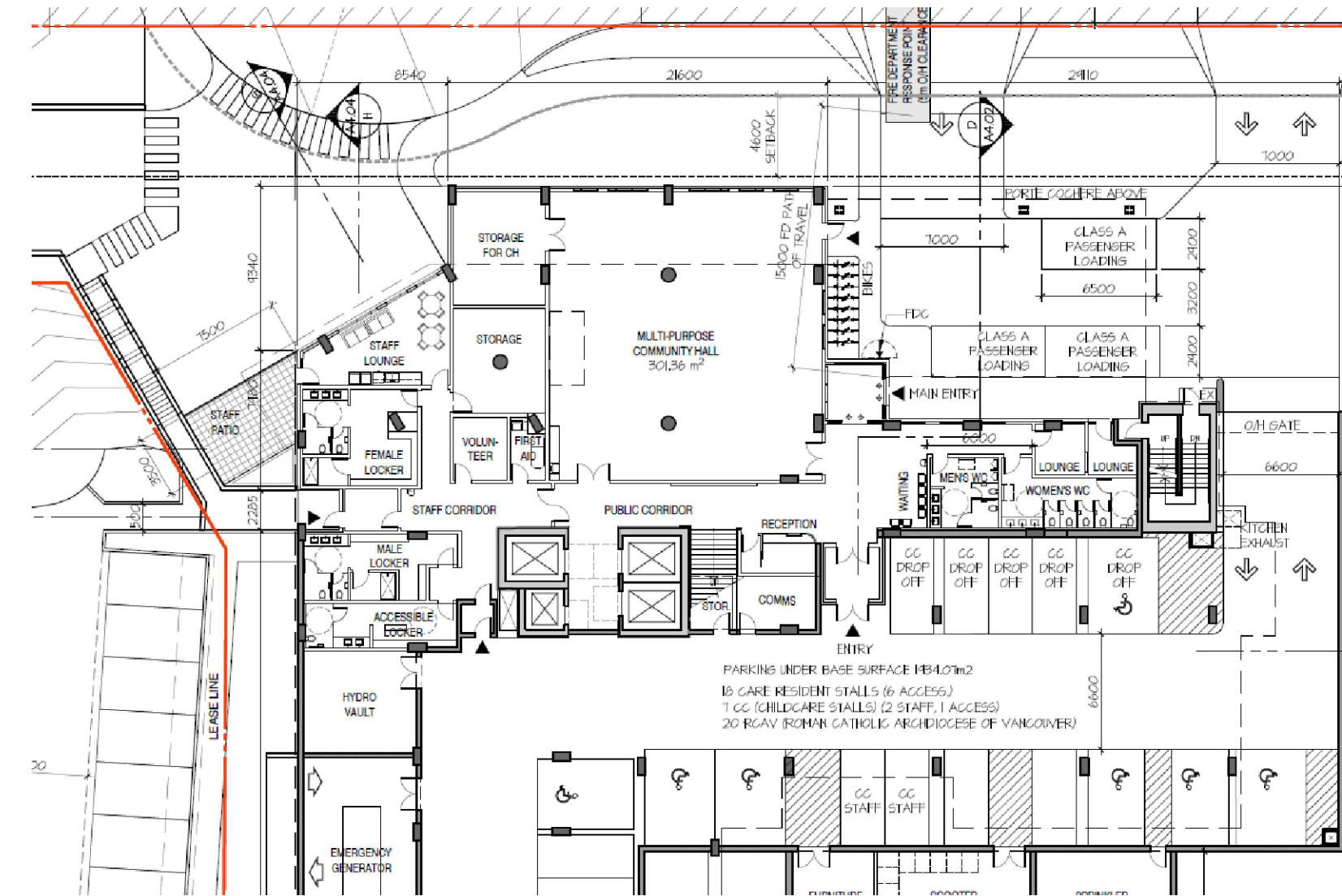
Level 3



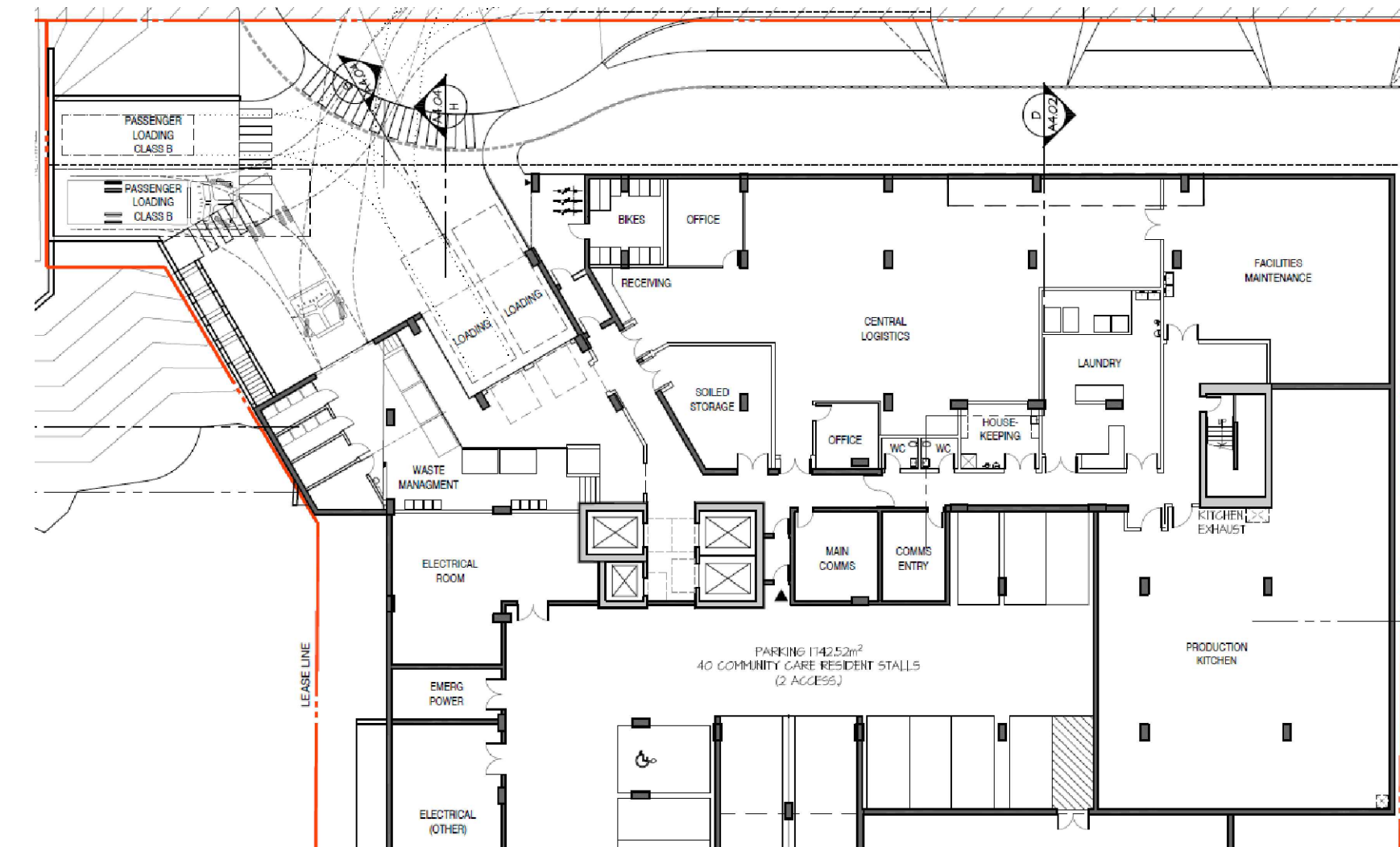
Vehicle Entry / Porte-Cochere



Level 2



Level 1

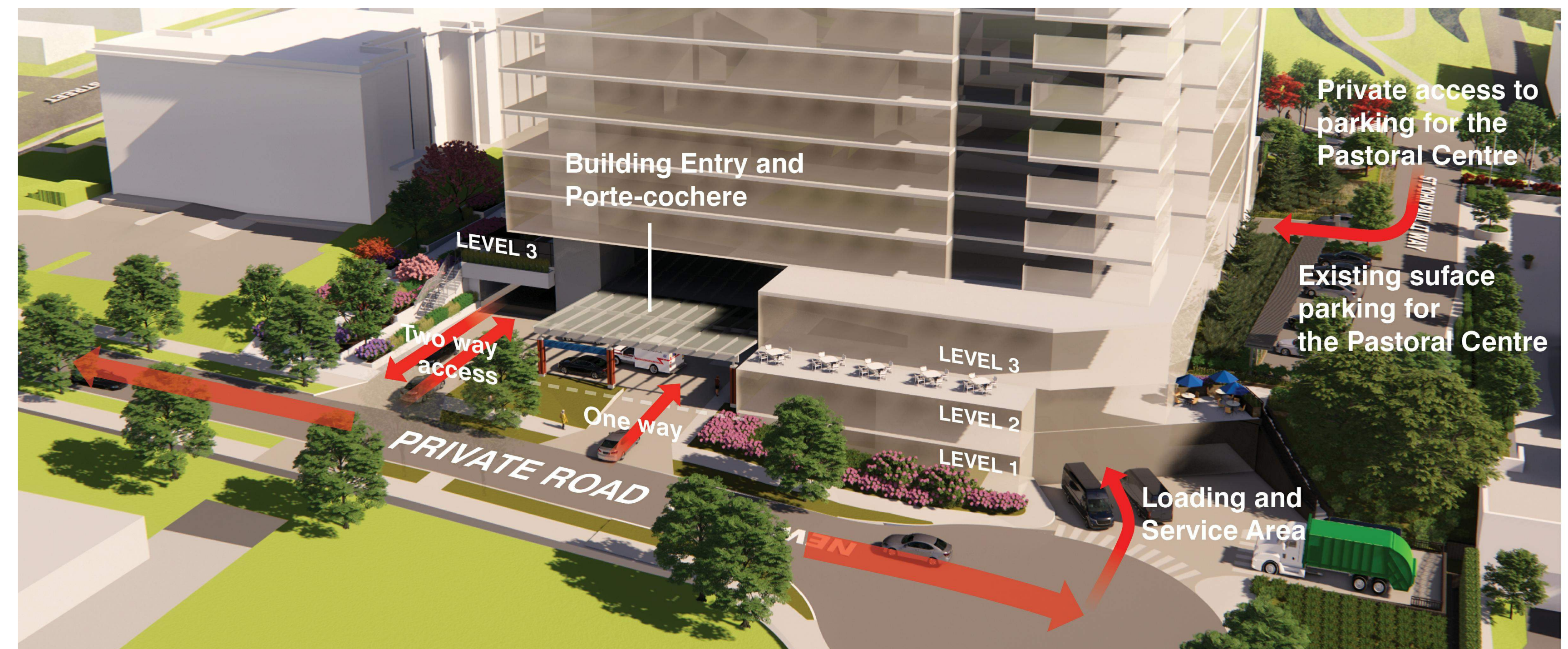


Level 1 contains the loading and building services areas accessed from the north west corner, as well as staff parking.

Level 2 a Porte Cochère/drop-off area and principle vehicle entry is planned for the north east corner of the development leading into the visitor parking area. The main entry leads to a central reception and a 300m<sup>2</sup> multi-purpose community space. Staff support areas in the north west corner are securely separated from the public corridor which leads to the elevator lobby and open staircase leading to Level 3. A secondary, staff entrance to the parking levels is located off St. John Paul II Way providing convenient access to the parking stalls shared with the Archdiocese.

Level 3 provides the main administration area, "village" amenities for residents and visitors, and a Child Care facility with space for 12 toddlers and 25 preschool aged children. The Child Care also provides covered and open play spaces adjacent to the secured, private open garden space for the long-term care residents. The village amenities include the All Nations Sacred Space and Indigenous Medicine Garden.

Loading and Service



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PROJECT

**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**DESIGN RATIONALE**

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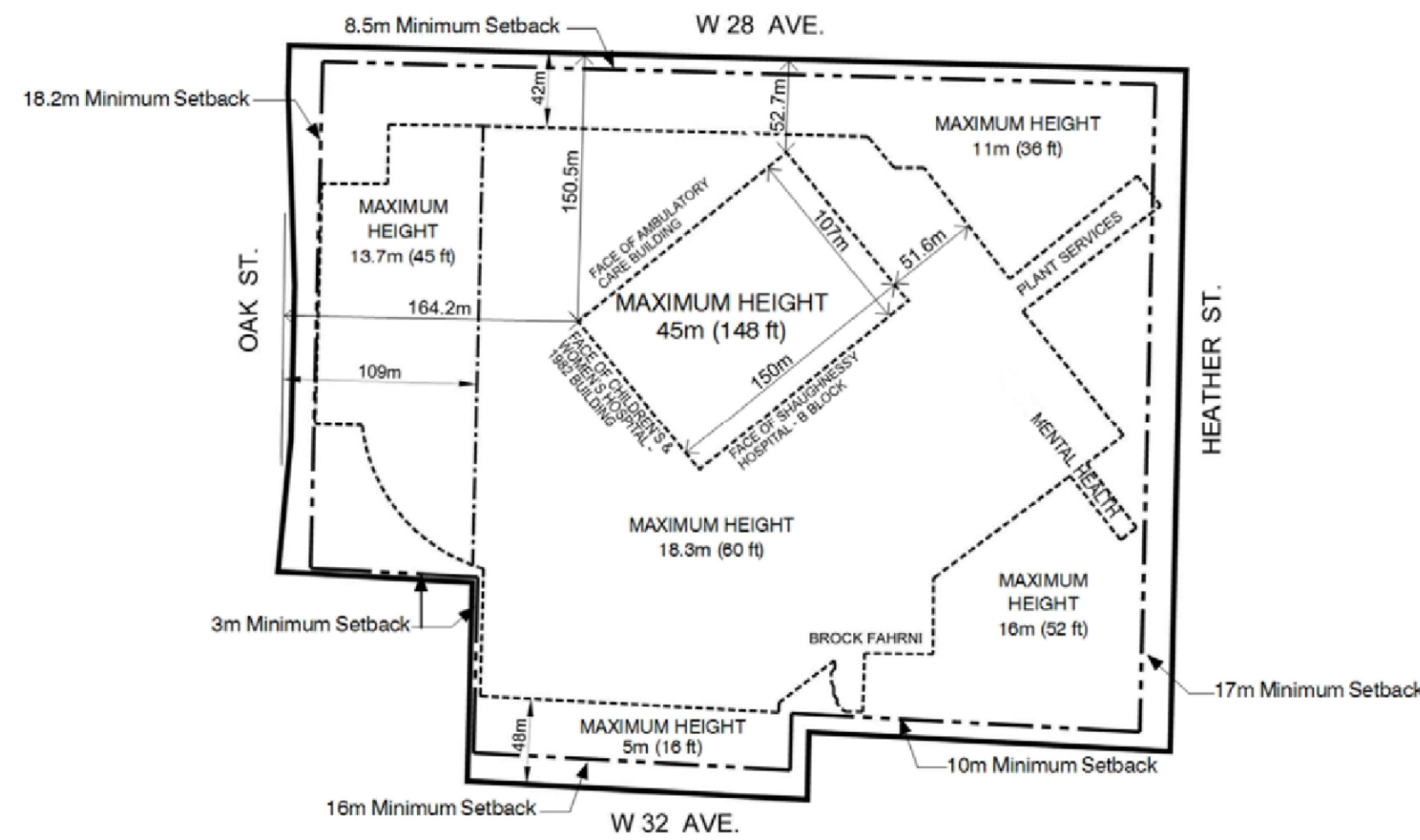
SCALE NTS  
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**A0.15**



## Form of Development: Building Height

### Building Heights on Neighbouring Properties



**Children's and Women's Health Centre of BC** abuts the St. Vincent's Heather site to the north. Above is an excerpt from their By-Law No. 1087 which notes a maximum height of 45m.

**Heather Lands** is the development parcel to the south of St. Vincent's Heather. The building forms are proposed to have a variety of heights varying up to 24 storeys (approximately 74.7 m High).

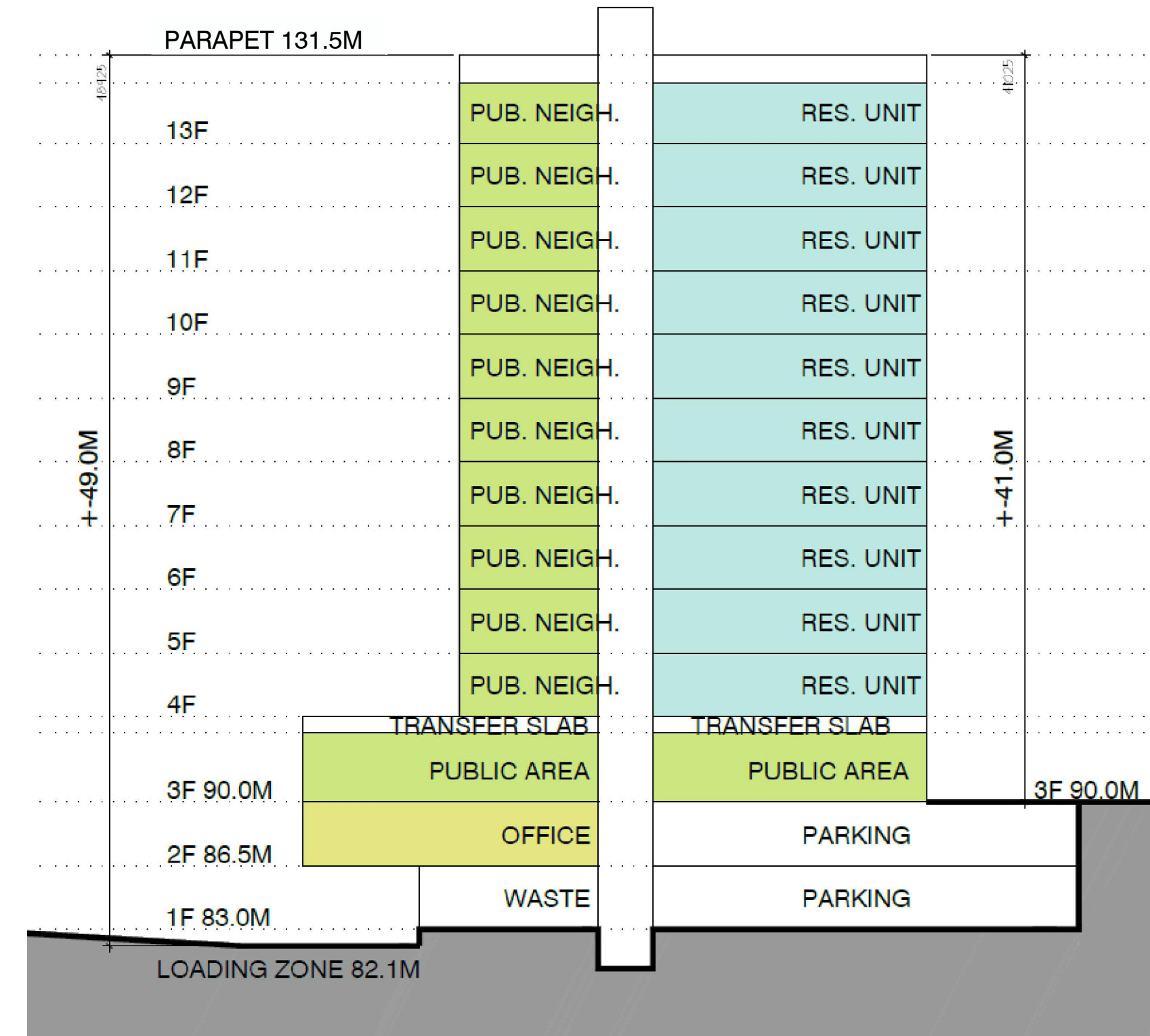
### Height Rationale

Similar the Children's and Women's Health Centre and Heather Lands, the higher building forms on St. Vincent's Heather are kept toward to the center of the building site.

The Long-Term Care Home at St. Vincent's Heather is situated on an interior site, Sub Area B. The 13 storey, Long-Term Care Home (LTC) is approximately 49 m in height when measured to the lowest adjacent grade. The building is born of the function to provide 10 residential care floors, one full floor of support spaces along with Child Care and two partial floors for a multi-purpose room for the community and service areas. The two lower partial floors are wedged against the parking which is buried under the slope to the south of the building.

There is a transition east down from the Long-Term Care tower which is essentially an 11 storey form which then drops down to the four storey building of Honoria Conway adjacent to Heather Street. To the west, the transition is down to the 6 storey Pastoral Centre which is situated next to Willow Street.

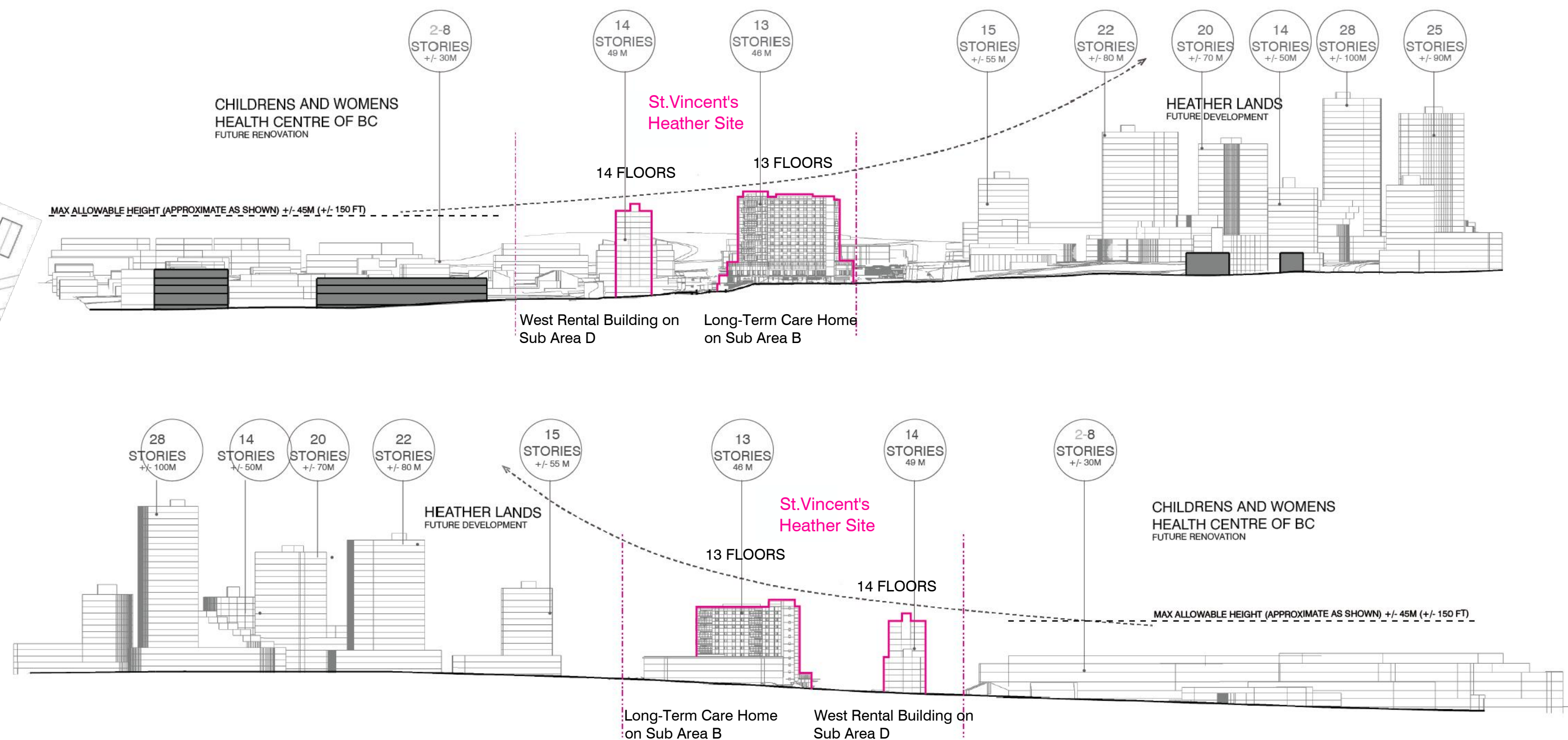
Similarly, the West Rental building on Sub Area D is also in the middle of the site. It is anticipated to be approximately 14 storeys high. To the east the transition is down to a 6 storey rental building that is next to Heather Street. The transition on the west of the mid-rise tower is a forest preserve area which is against Willow Street.



Section: St. Vincent's Heather Long-Term Care Home Sub Area B



- LEGEND**
- 12+ Storeys
  - 4-8 Storeys
  - 3-4 Storeys
  - ✱ Daycare



From the Heather Lands Policy Statement - Conceptual render of the Heather Lands site

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PROJECT

**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
VANCOUVER BC

**DESIGN RATIONALE**

**- REZONING -**

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**A0.16**



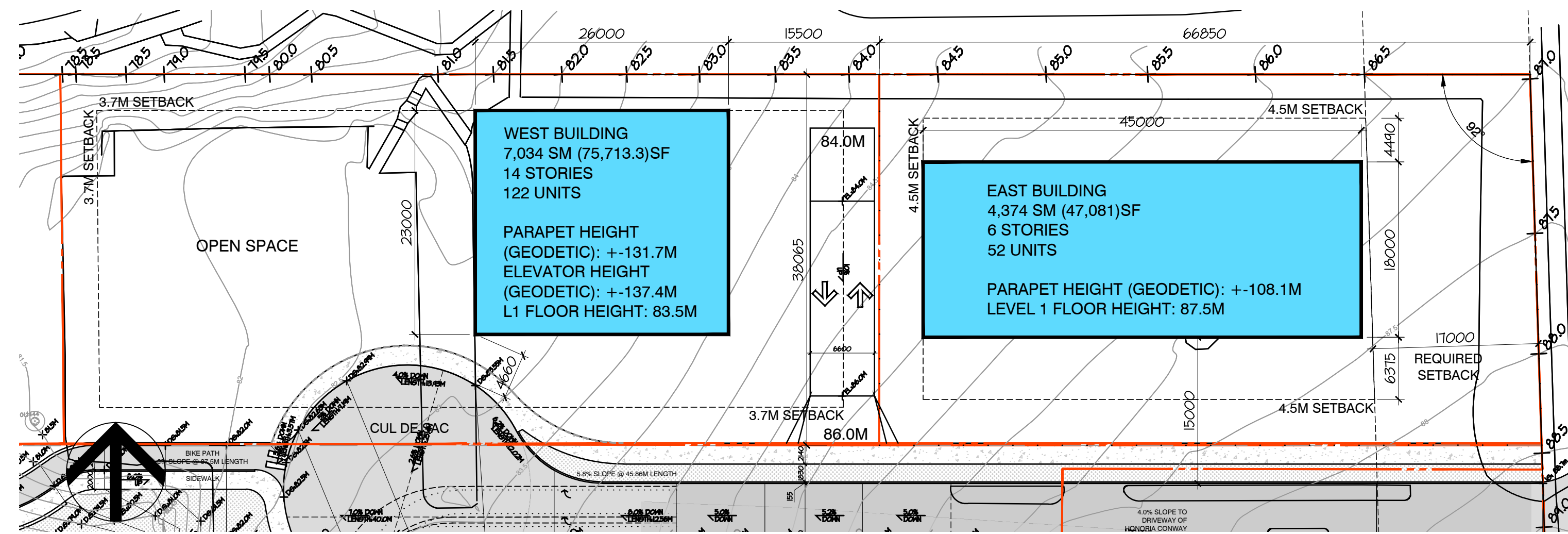
# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT

CLIENT



NO. | DATE | ISSUE  
1 | 2021-09-28 | ISSUED FOR LOE

NO. | DATE | REVISION



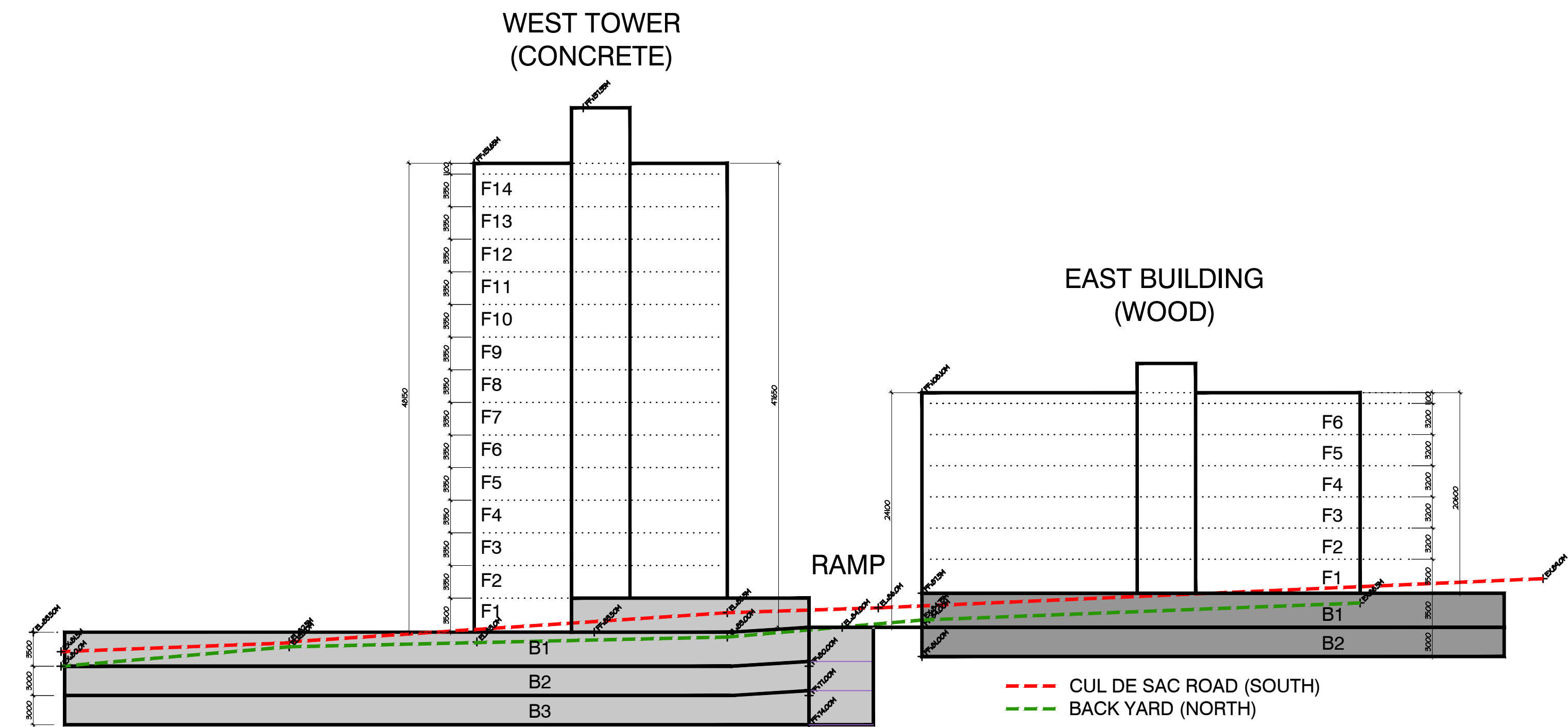
**SITE PLAN**



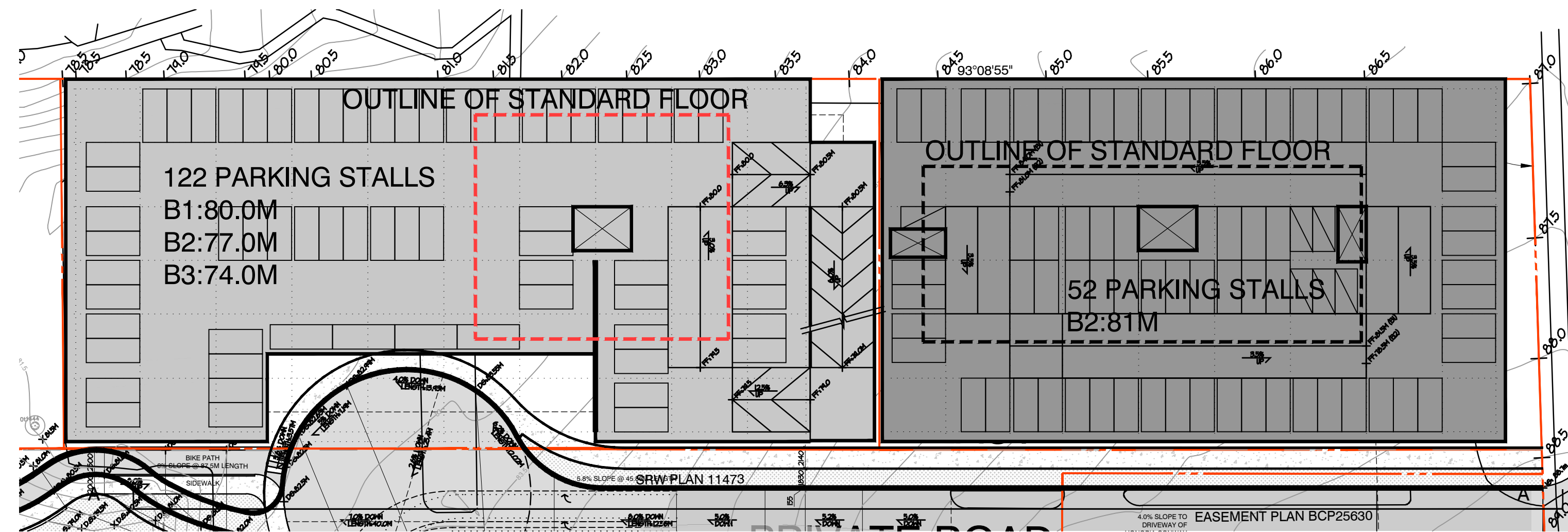
**VIEW FROM SOUTHWEST TO NORTHEAST**



**VIEW FROM EAST TO WEST**



**SITE SECTION**



**PARKADE PLAN**



**VIEW FROM NORTHEAST TO SOUTHWEST**

PROJECT

**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER  
LONG TERM CARE HOME**  
749 WEST 33rd AVENUE  
VANCOUVER BC

**DESIGN RATIONALE  
FORM OF DEVELOPMENT  
SUB AREA D  
- REZONING -**

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SCALE 1:400  
DATE 10/6/2023

**A0.16a**



# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT

## Planning Context

The site is situated in the midst of an area of the City where there are significant changes evolving. To the north is the Children's and Women's Health Centre of BC campus where there is progressive redevelopment taking place. To the south, the development plans for the Heather Lands development is currently under review for a mixed-use community with higher building forms. Densification of the housing stock is in progress to the east and the west through the Cambie Corridor Plan.

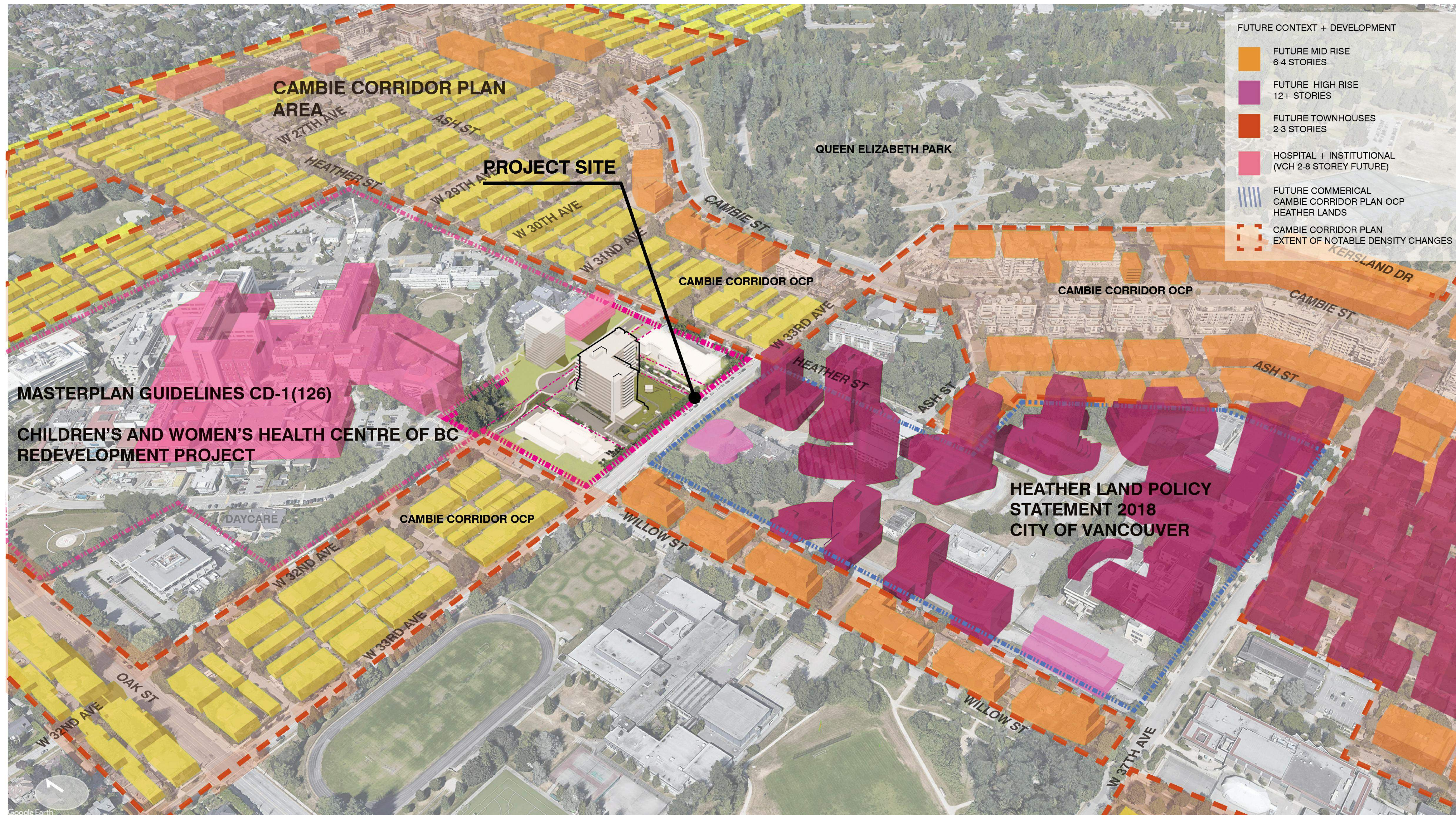
While there are directives in the Cambie Corridor for the St. Vincent's Heather site, the contemplated form of development is more aligned with Children's and Women's Health Centre of BC campus plan where the height limit is 45 m (147' - 7½").

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PROJECT

**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**DESIGN RATIONALE  
 CONTEXT MAP  
 FUTURE DEVELOPMENT  
 - REZONING -**

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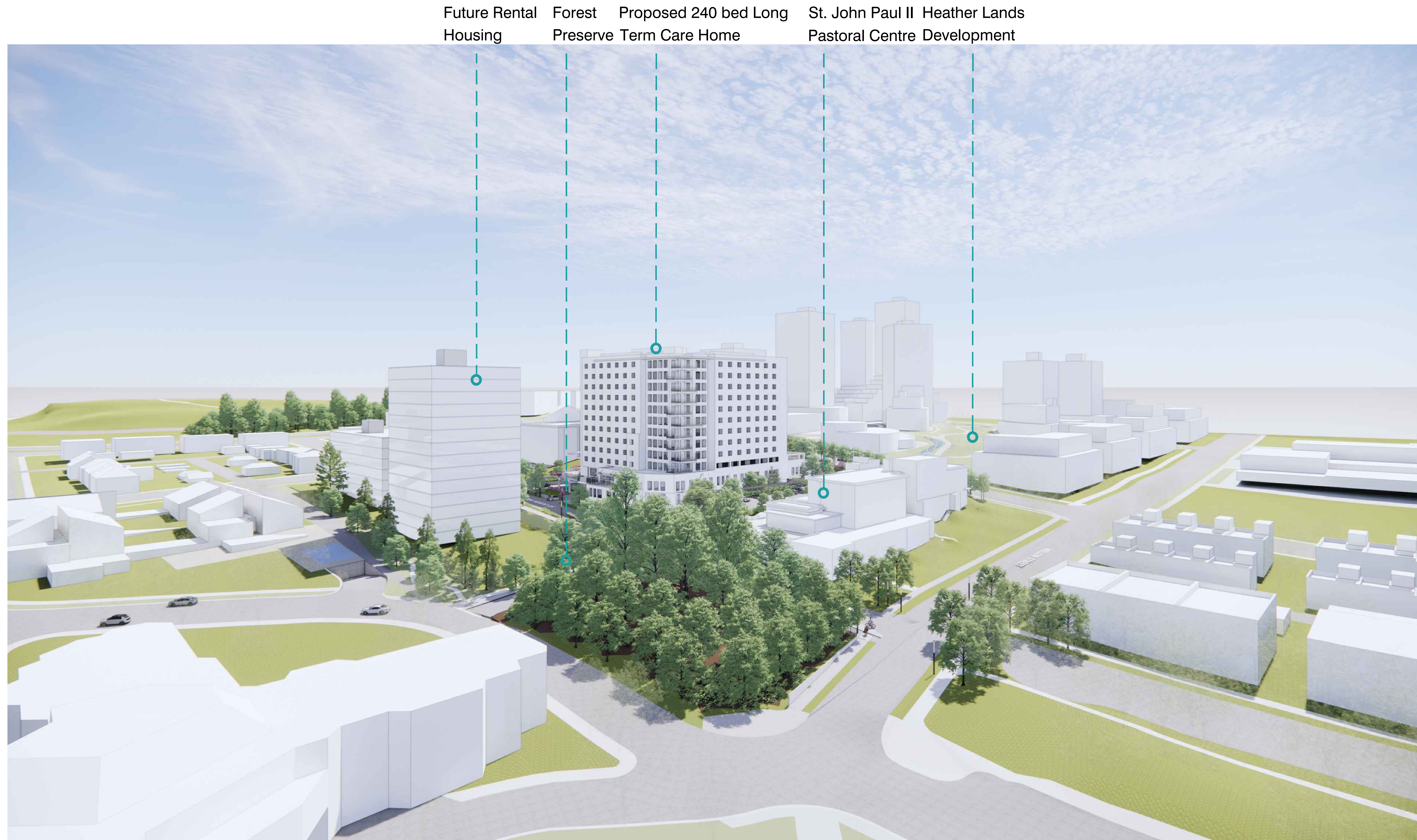
SCALE NTS  
 DATE 10/5/2023

**A0.17**





Planning Context



Future Rental Housing    Forest Preserve    Proposed 240 bed Long Term Care Home    St. John Paul II Pastoral Centre    Heather Lands Development

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PROJECT

**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**DESIGN RATIONALE  
 PLANNING CONTEXT  
 - REZONING -**

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view from the Children's and Women's Health Centre south east toward the St. Vincent's site and Heather Lands beyond



CLIENT



**Planning Context**

Children's and Women's Hospital

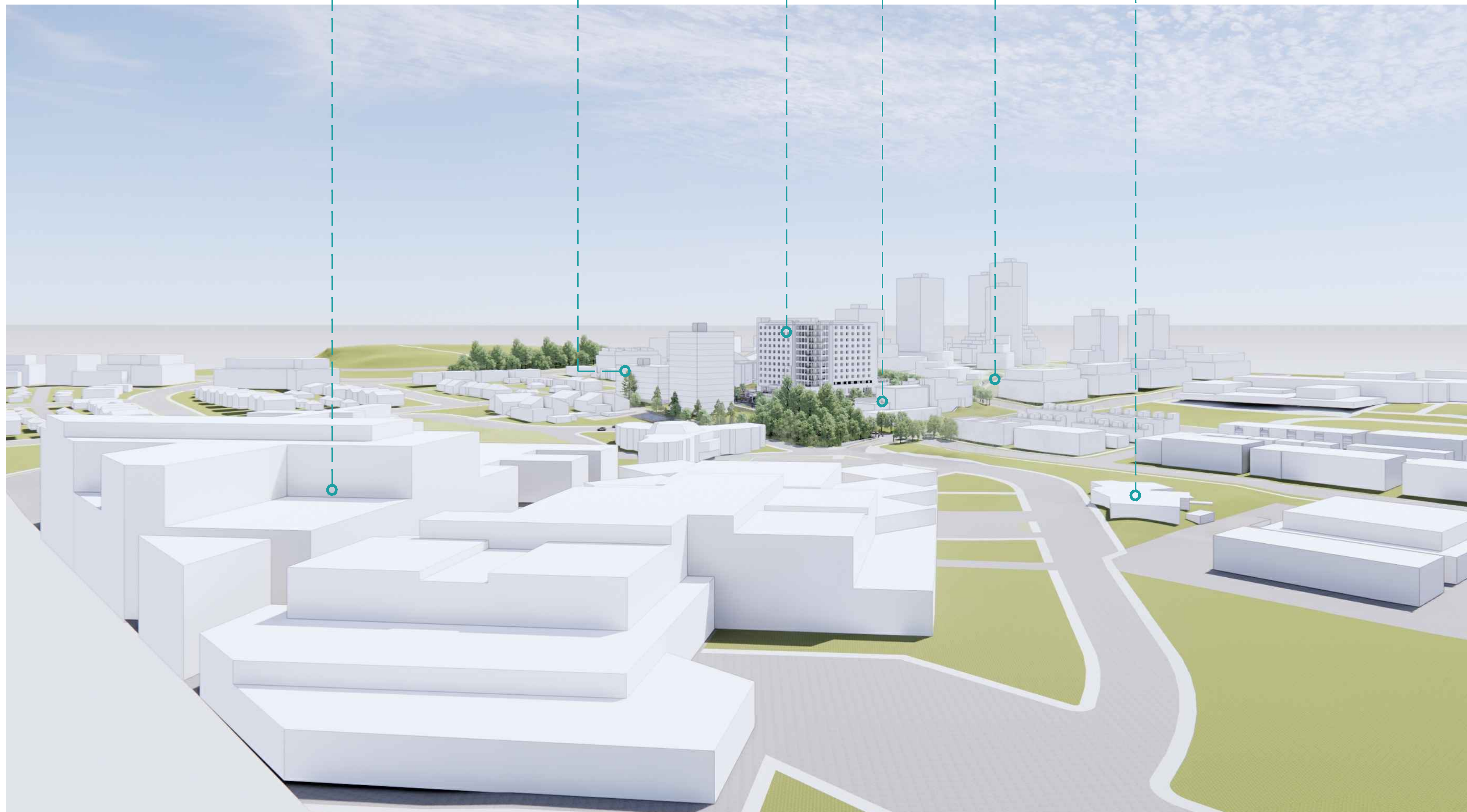
Future Rental Housing

Proposed 240 bed Long Term Care Home

St. John Paul II Pastoral Centre

Heather Lands Development

Existing Daycare



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PROJECT

**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**DESIGN RATIONALE  
 PLANNING CONTEXT  
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view from within the Children's and Women's Heath Centre south east toward the St. Vincent's site and Heather Lands beyond



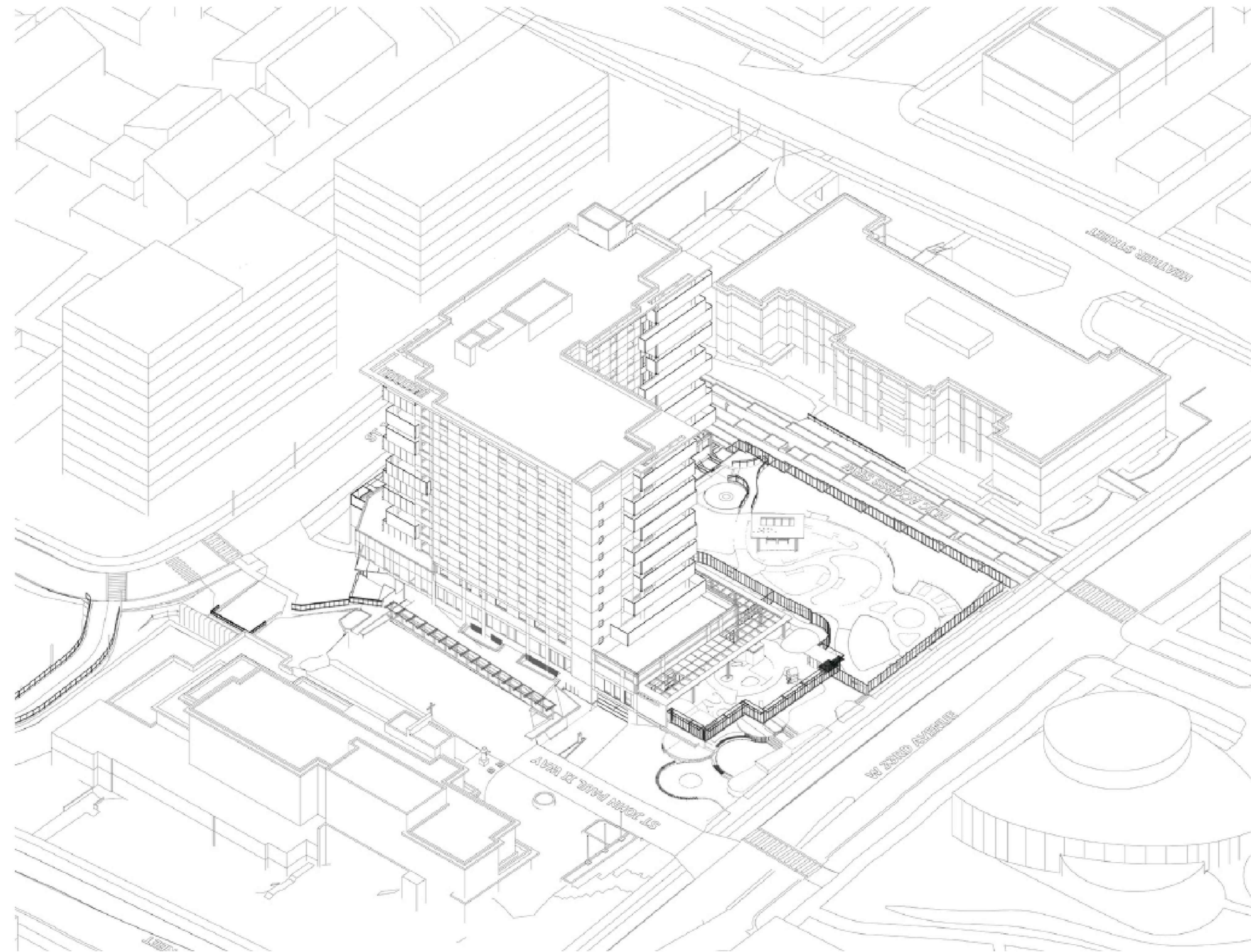


## Current FSR of 1.4 Unchanged

Originally conceived in 1972, the CD-1 (82) has gone through a series of updates with the last one being in 2013. In 2008, the density on the entire 30 190 m<sup>2</sup> property, bounded by Heather Street to the east, West 33rd Avenue to the south, Willow Street to the west and the Children's and Women's Health Centre of BC to the north, was increased from Floor Space Ratio of 1.0 to 1.4. This Text Amendment does not require any change to the 1.4 FSR.

In this Text Amendment the density is reallocated as follows:

<b>Available FSR</b>	Site Area 30,190.0m <sup>2</sup> X 1.4 FSR	42,266m <sup>2</sup>
<b>SUB AREA</b>		
A	Honorio Conway (existing)	5,286m <sup>2</sup>
B	Long-Term Care Home	19,467m <sup>2</sup>
C	St. John Paul II Pastoral Centre (existing)	6,105m <sup>2</sup>
D East	Potential Ronald McDonald House	4,374m <sup>2</sup>
D Centre	Potential Affordable Market Rental Site	7,034m <sup>2</sup>
D West	Forest Preserve	0m <sup>2</sup>
<b>TOTAL</b>		<b>42,266 m<sup>2</sup></b>



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Note: That in calculating the density for the overall site some exclusions have been applied:

- Child Care
- Long-Term Care Multi-purpose space
- Parking above and below the base surface
- Commercial Kitchen venting
- Amenity Areas on Lot D
- Amenity Areas on Lot B

**PROJECT**

**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**DESIGN RATIONALE  
 CURRENT FSR  
 - REZONING -**

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**A0.20**





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**PROJECT**  
**PROVIDENCE HEALTH CARE**  
**ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**KEY URBAN DESIGN ELEMENTS - REZONING -**

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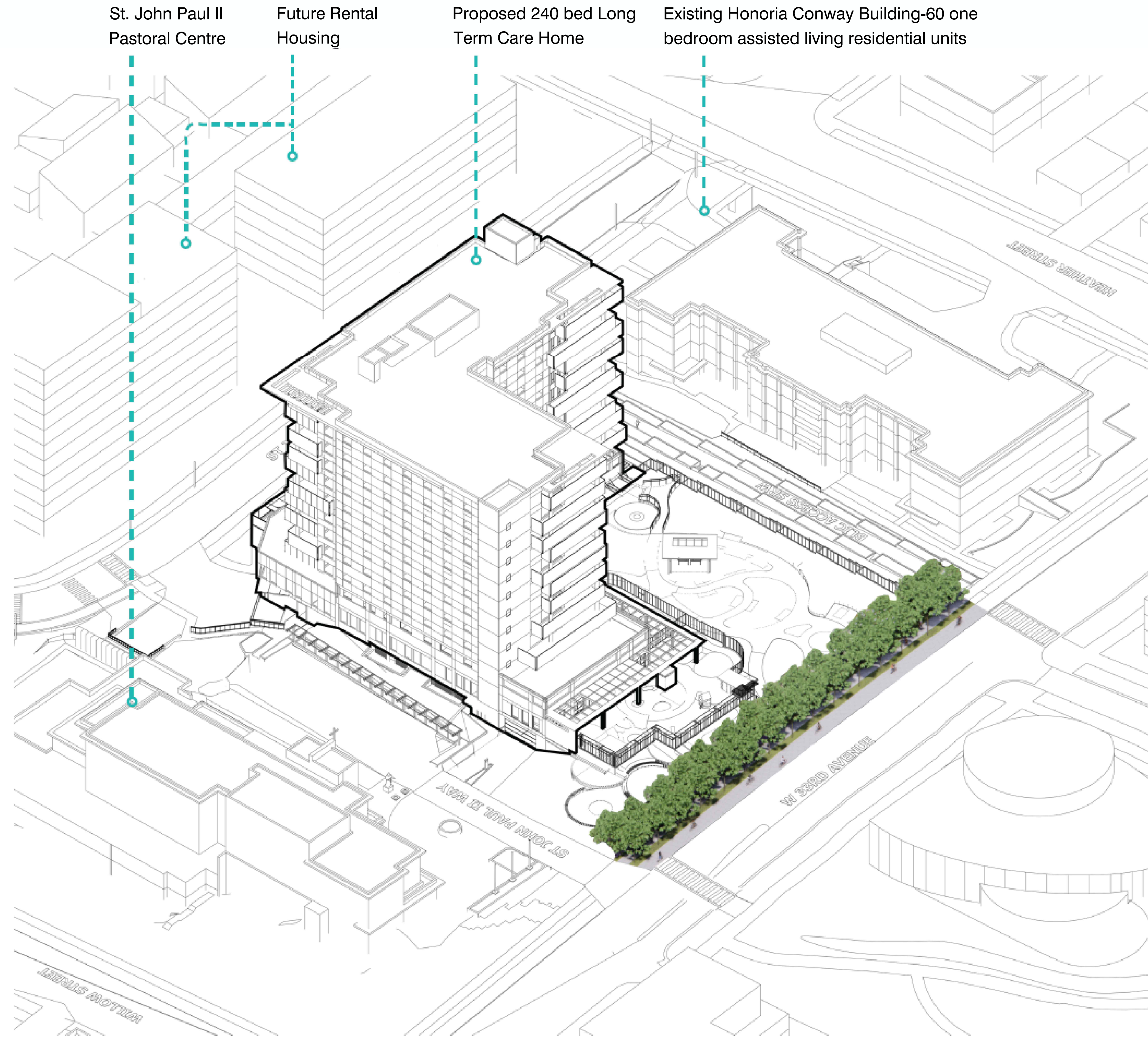
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SCALE	NTS
DATE	5/4/2023

**A0.21**

**1.0 Tree Allee**

A double row of street trees is proposed along the West 33rd Ave sidewalk as a buffer between the St. Vincent Heather's open spaces and the street.



Examples of Trees Allée





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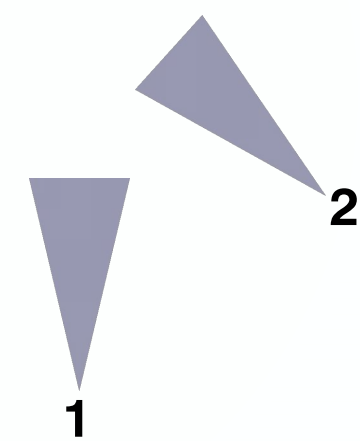


1. view east to west 33rd Ave Child Care entry

West 33rd Ave access to the Child Care Facility



2. view west down West 33rd Ave at Through-block access and Long Term Care resident garden



**PROJECT**

**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**KEY URBAN DESIGN  
 ELEMENTS  
 - REZONING -**

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## 2.0 Minor Urban Plaza

The Cambie Corridor OCP (Official Community Plan) notes a requirement for a minor plaza to be provided related to West 33rd Avenue. We have placed the required 300 m<sup>2</sup> minor urban plaza on the south side of the Child Care outdoor space and extended it west to just east of the crossing for the St. John Paul II Pastoral Centre parking access and entrance.

The plaza will be an end point for the woodland trail that is featured in the adjacent Heather Lands. The general dimensions are 35.6 m long by 8.6 m deep for a ratio of about 1:4 for a total area of just over 300 m<sup>2</sup>.

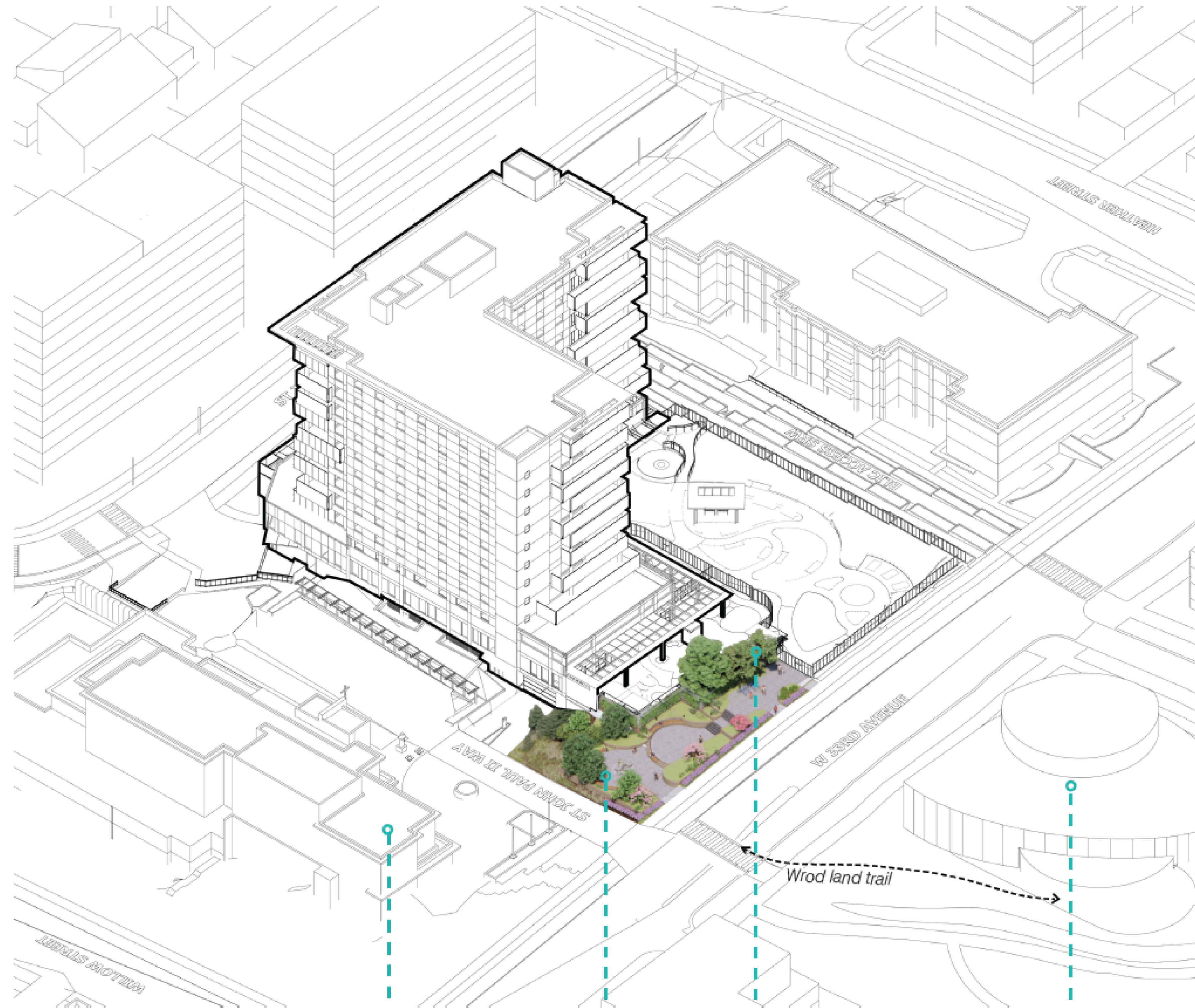
From the Cambie Corridor OCP (Official Community Plan) :

Role of the minor plaza: a secondary public space for informal gathering

Spatial Requirements: At least 300 sqm, preferably in a 1:2 or 1:4 aspect ratio. Flexible open space, generally hardscaped, that can accommodate up to 400 people



Sample illustration of minor plaza:  
 Tianjin Qiaoyuan Park, China



- St. John Paul II Pastoral Centre
- Stepped Minor Urban Plaza
- West 33rd Ave Child Care access
- Proposed Heather Lands Development

**PROJECT**  
**PROVIDENCE HEALTH CARE**  
**ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

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**A0.23**



# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



Stepped Minor Urban Plaza    Child Care West 33rd Ave entry  
 Resident Open Space    Tree Allee



1. view east through St. John Paul II Pastoral Centre toward Minor Plaza

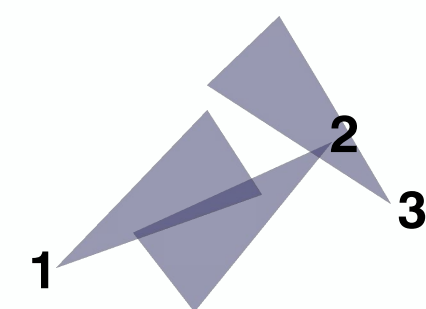


2. view west through stepped Minor Urban Plaza toward St. John Paul II Pastoral Centre



3. view north through Child Care minor plaza to Child Care West 33rd Ave entry gate and trellis

West 33rd Ave Child



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**PROJECT**

**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
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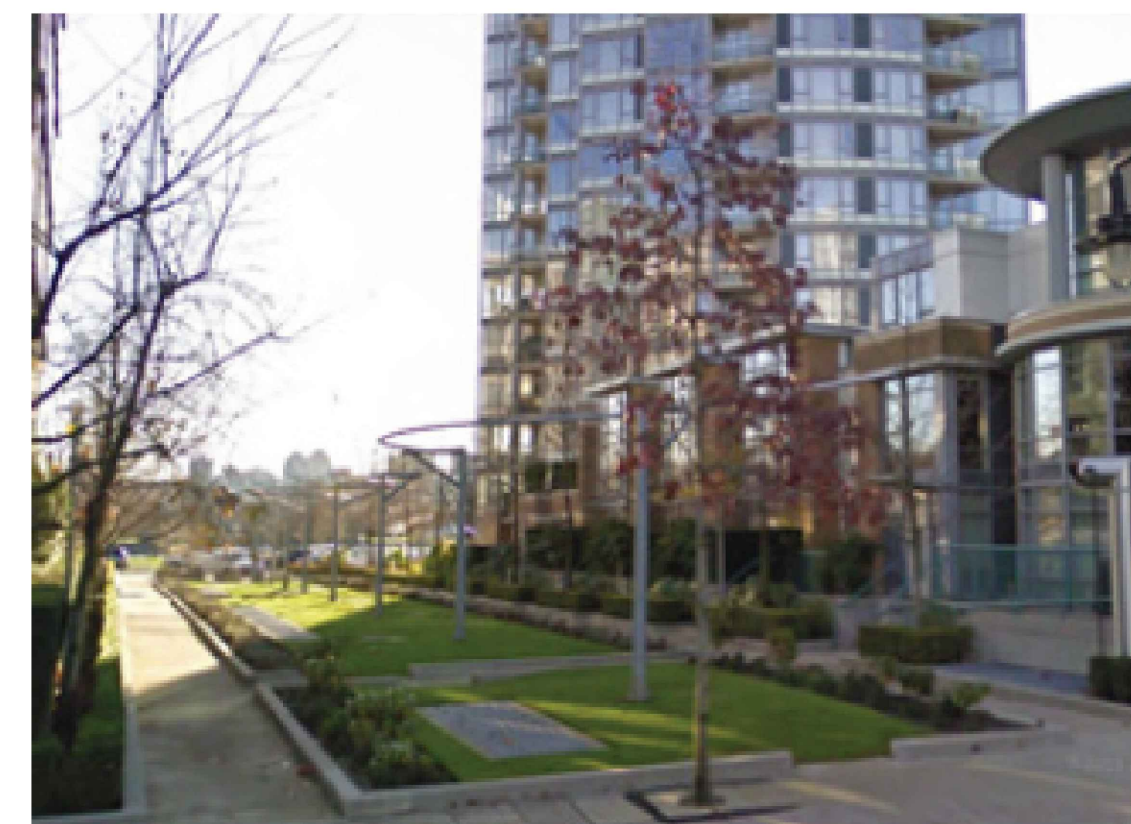
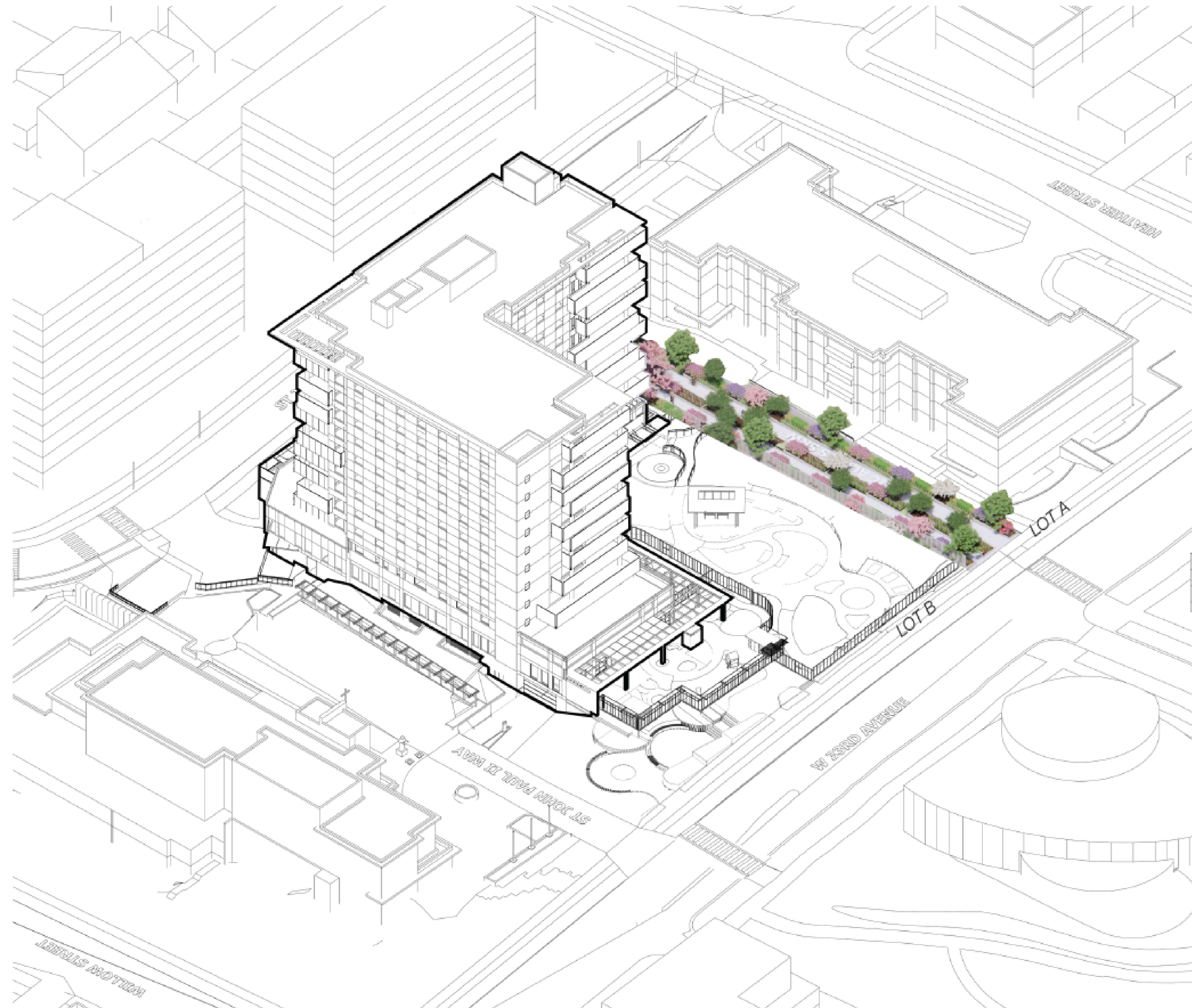


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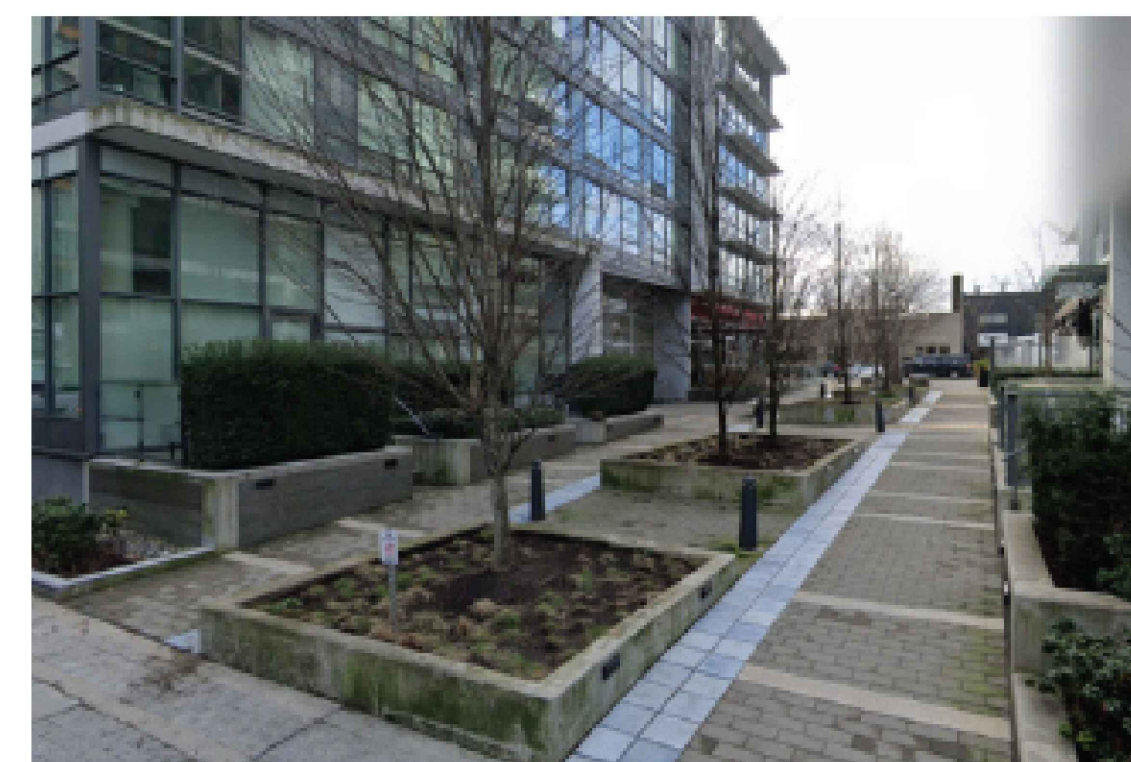
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### 3.0 Through-block Access

The active link between lot A Honoria Conway and lot B, the Long Term Care Home, follows the general concept of a dual pathway with landscaped area dividing the two routes. The grade change across the site from West 33rd Avenue down to the new road falls severely close to 7.5 m. The dual path concept affords a 3 m bike path with a continuous slope of about 7% on east side of the secondary link. To provide for universal access, the western access is able to be kept to 5% from West 33rd Ave. to the secondary entry on level 3 of the Care Home.



Sample illustration Concord Pacific



Sample illustration Olympic Village

**PROJECT**  
**PROVIDENCE HEALTH CARE**  
**ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

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**A0.25**

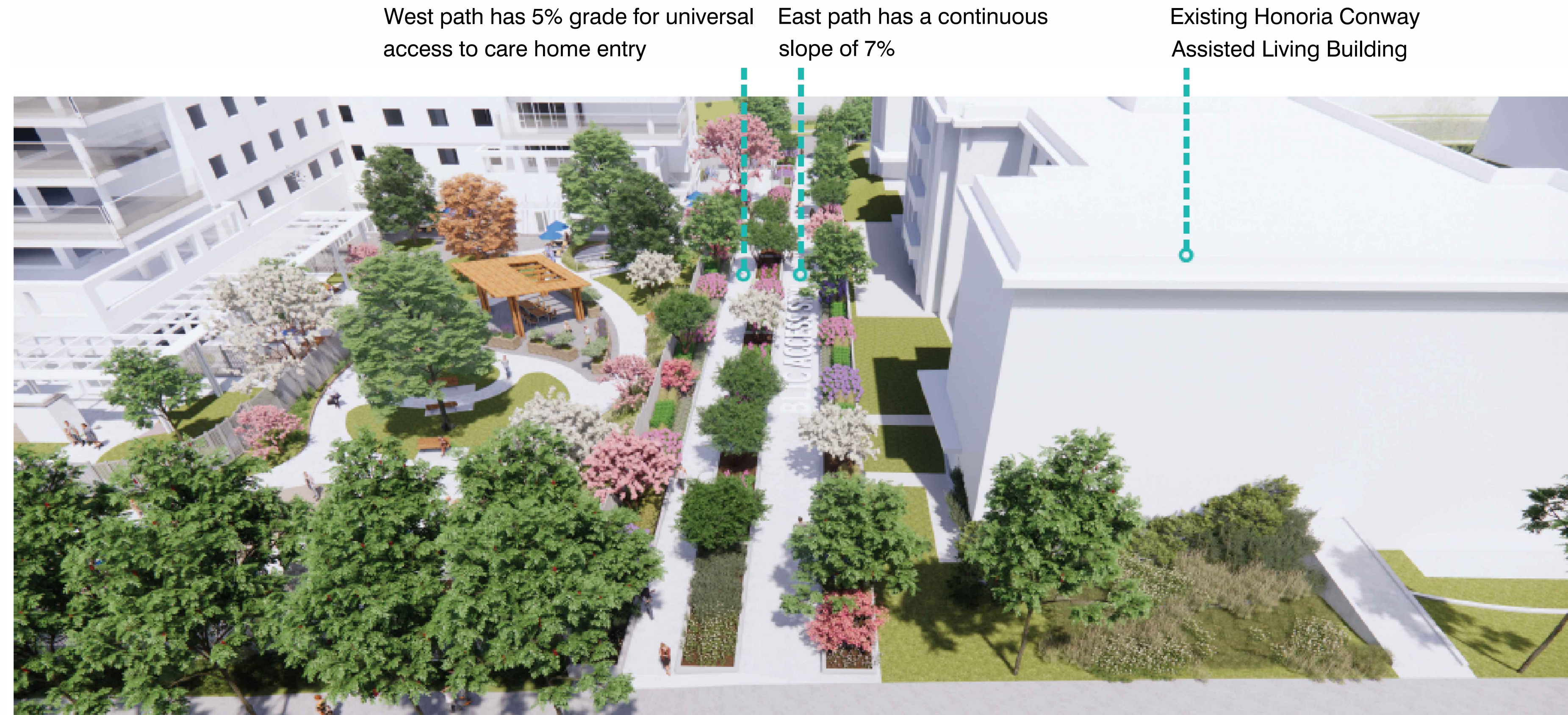


# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



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West path has 5% grade for universal access to care home entry

East path has a continuous slope of 7%

Existing Honoria Conway Assisted Living Building

1. view north to the Through-block access

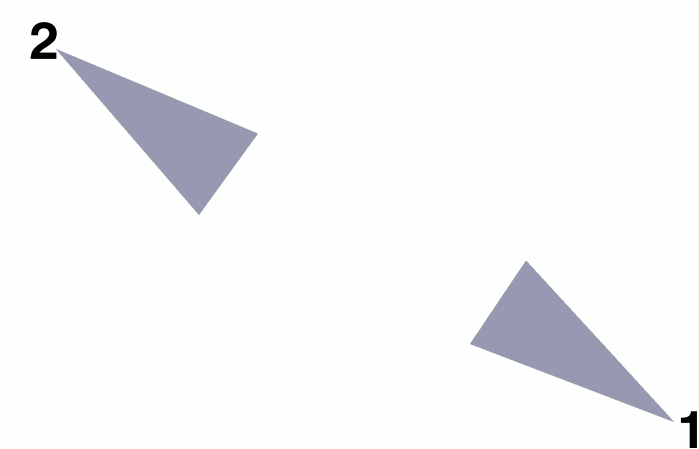


East path has a continuous slope of 7%

West path requires stairs to transition to the street to the north of the Care Home cafe

Care Home secondary entry and cafe

2. view south to the Through-block access



**PROJECT**

**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

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**A0.26**

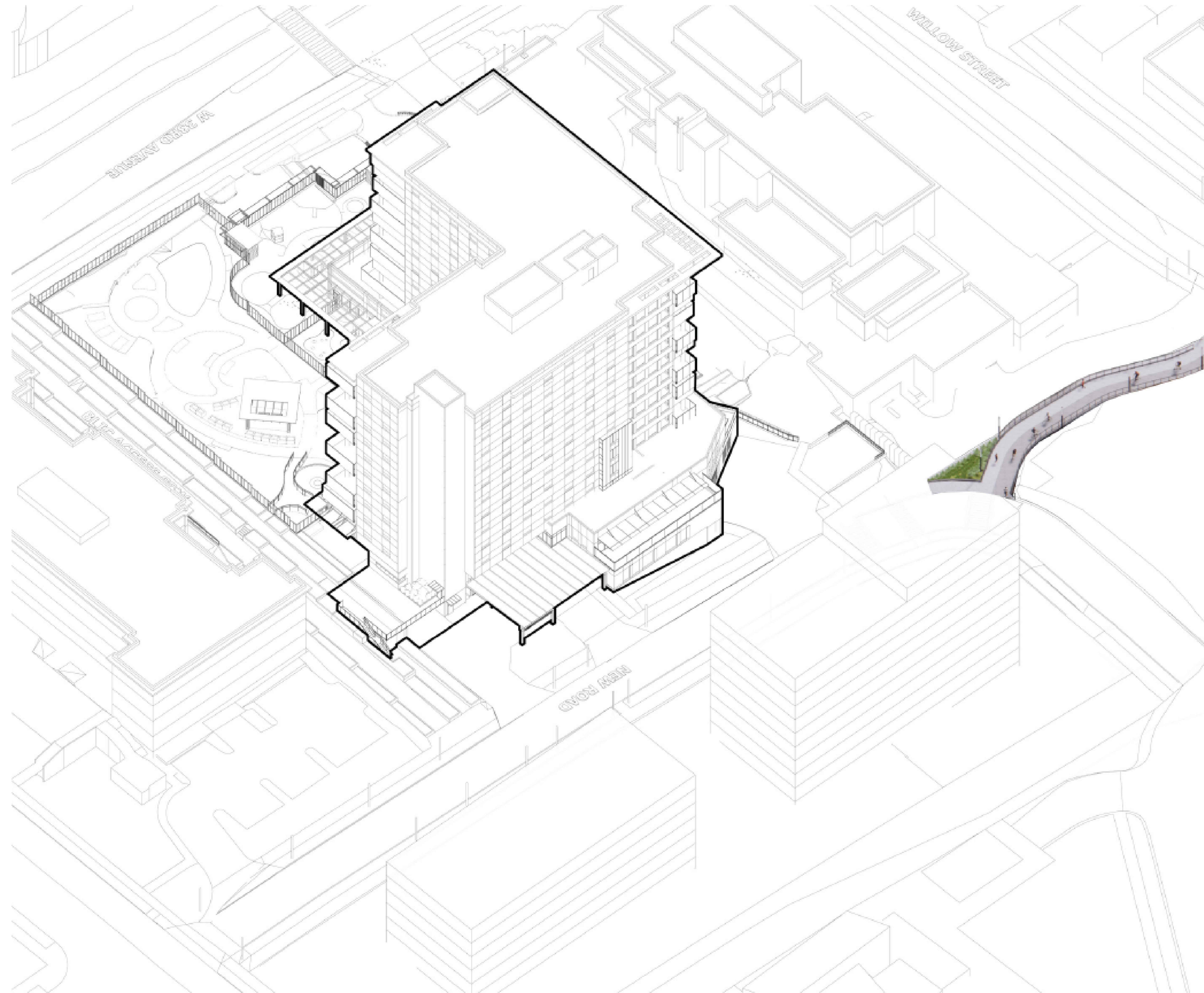




### 4.0 Bike/Pedestrian Connection

Existing Grades are too steep and there is a conflict with the St. John Paul II Pastoral Centre loading and service entrance if the proposed new road were made to connect through to Willow Street.

Since the new road does not connect with Willow Street a bike/pedestrian link with an 8% grade will be constructed.



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**PROJECT**  
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**ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
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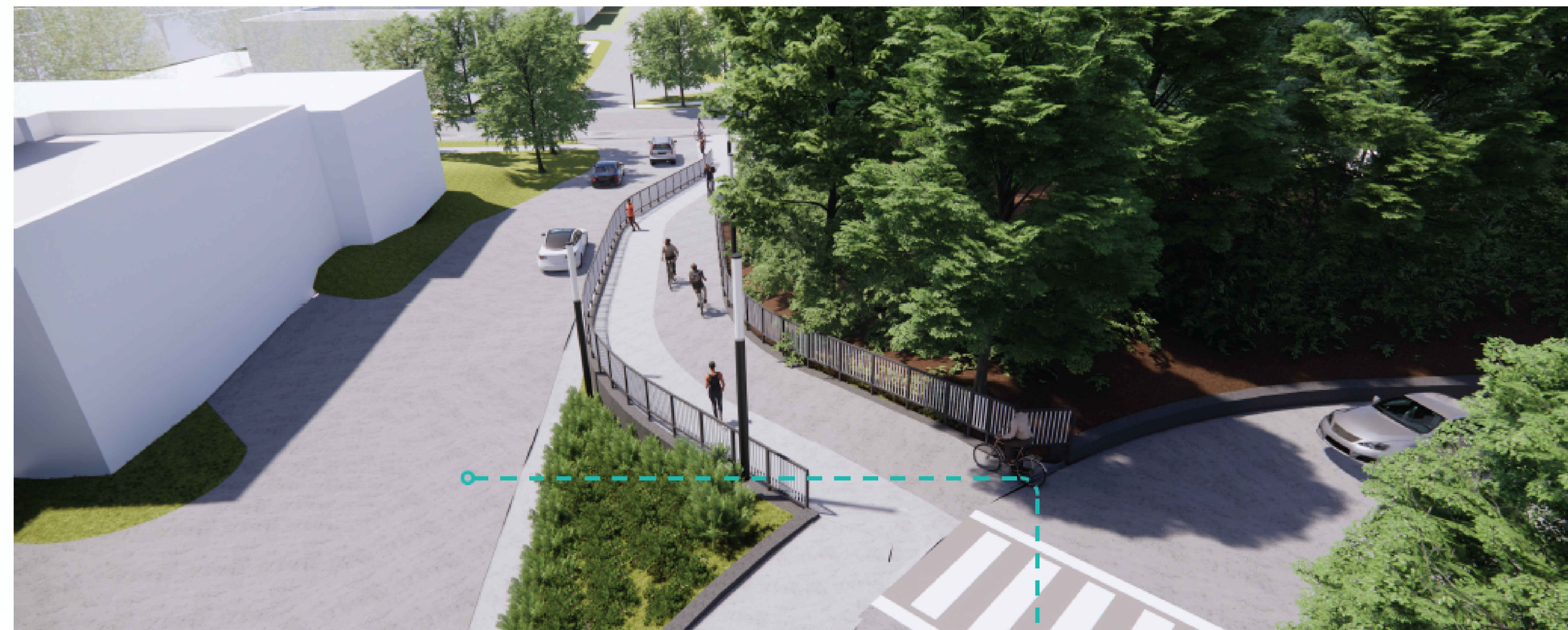


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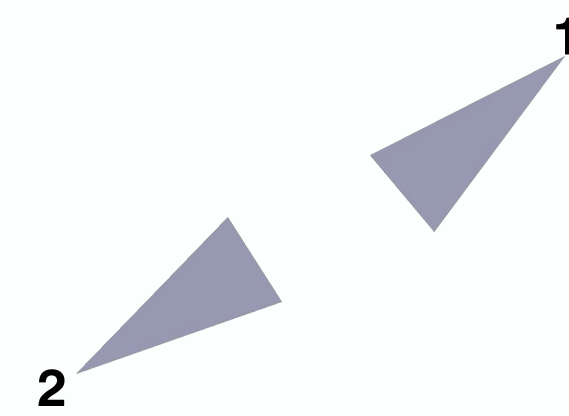


1. view east



2. view west to proposed pedestrian and bike link from the new road to Willow Street

Existing St. John Paul II Pastoral Centre loading and service area



**PROJECT**  
**PROVIDENCE HEALTH CARE**  
**ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

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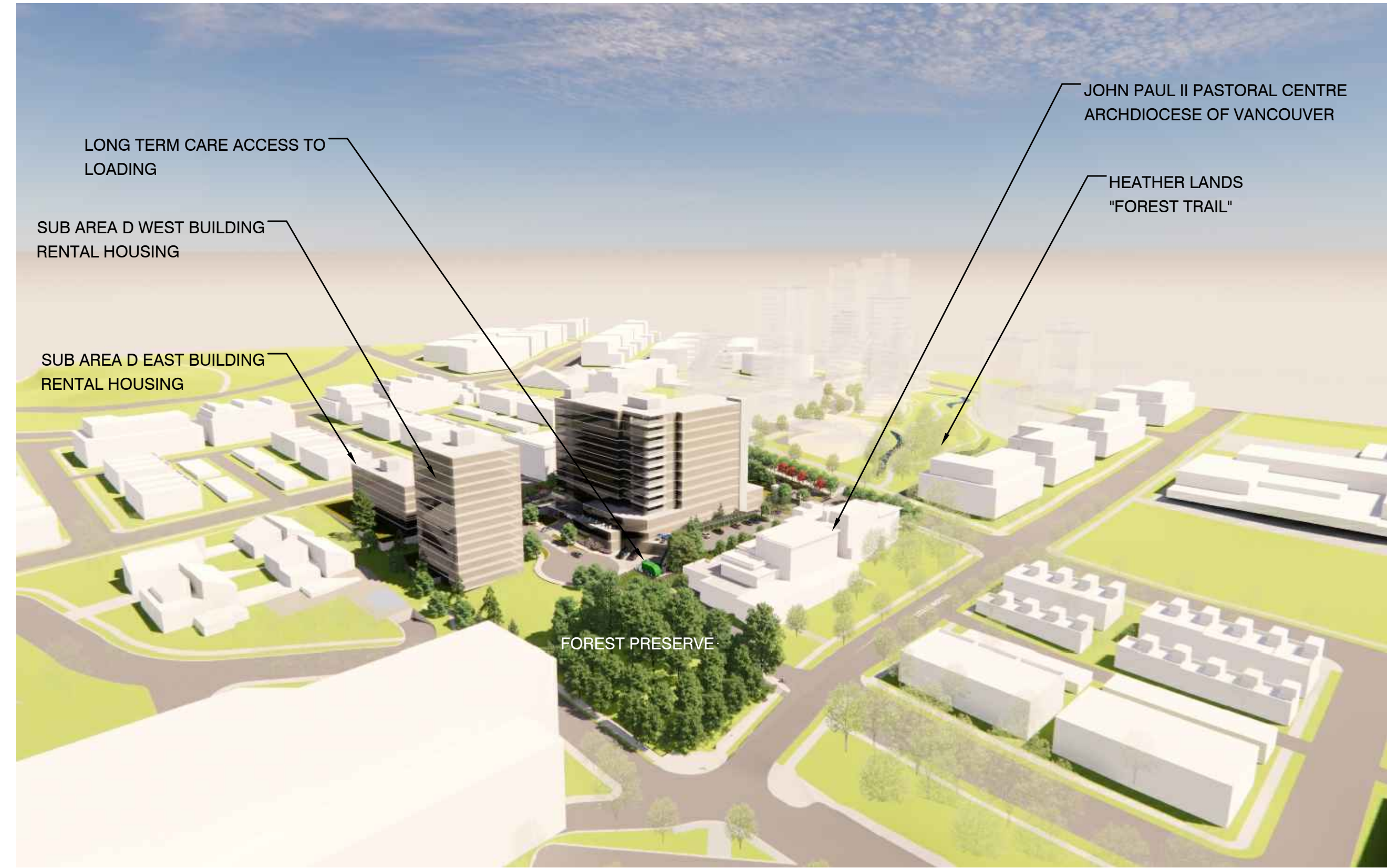


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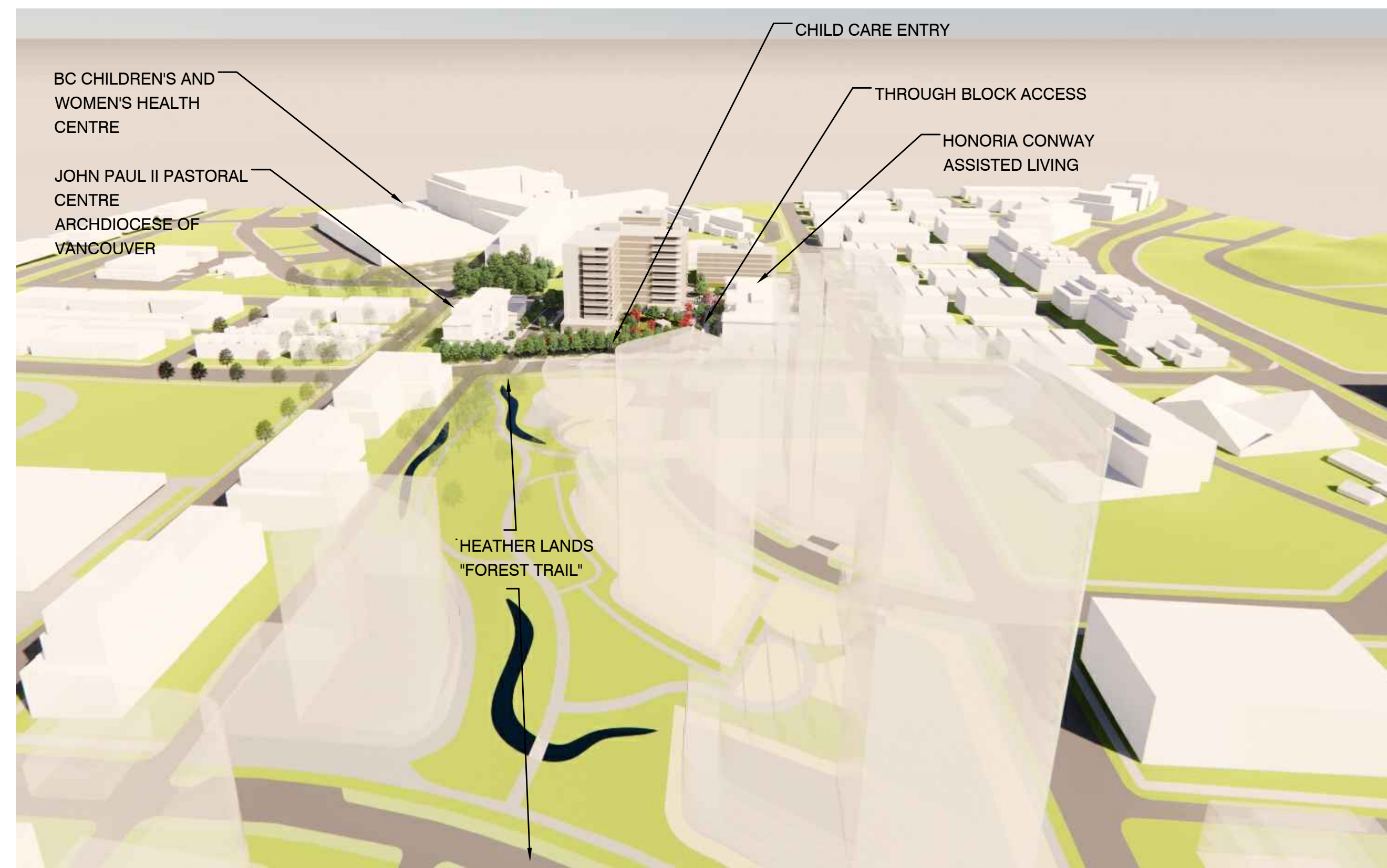
1 MASTER PLAN | VIEW FROM WILLOW STREET TOWARD THE EAST



2 MASTER PLAN | VIEW FROM WILLOW ST TOWARD THE SOUTHEAST



3 MASTER PLAN | VIEW FROM HEATH ST AND W 32ND TOWARD THE SOUTHWEST



4 MASTER PLAN | VIEW FROM HEATHER LANDS TOWARD THE NORTH



**PROJECT**  
**PROVIDENCE HEALTH CARE**  
**ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**PERSPECTIVES**  
**MASTER PLAN**

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**A0.29**



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1	[2021-09-28]	ISSUED FOR LOE
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1 SITE PLAN | VIEW FROM SOUTHEAST



2 SITE PLAN | VIEW FROM NORTHEAST



3 SITE PLAN | VIEW FROM NORTHWEST



4 SITE PLAN | VIEW FROM SOUTHWEST



**PROJECT**  
**PROVIDENCE HEALTH CARE**  
**ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**PERSPECTIVES**  
**SITE PLAN**

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1 LONG-TERM CARE BUILDING | VIEW FROM RESIDENT GARDEN



2 LONG-TERM CARE BUILDING | VIEW FROM NORTHEAST TO LONG TERM CARE ENTRY



3 LONG-TERM CARE BUILDING | VIEW FROM NORTHWEST TO LONG TERM CARE BUILDING



4 LONG-TERM CARE BUILDING | VIEW FROM SOUTHWEST



**PROJECT**  
**PROVIDENCE HEALTH CARE**  
**ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**PERSPECTIVES**  
**LONG-TERM CARE**

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**A0.31**



# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



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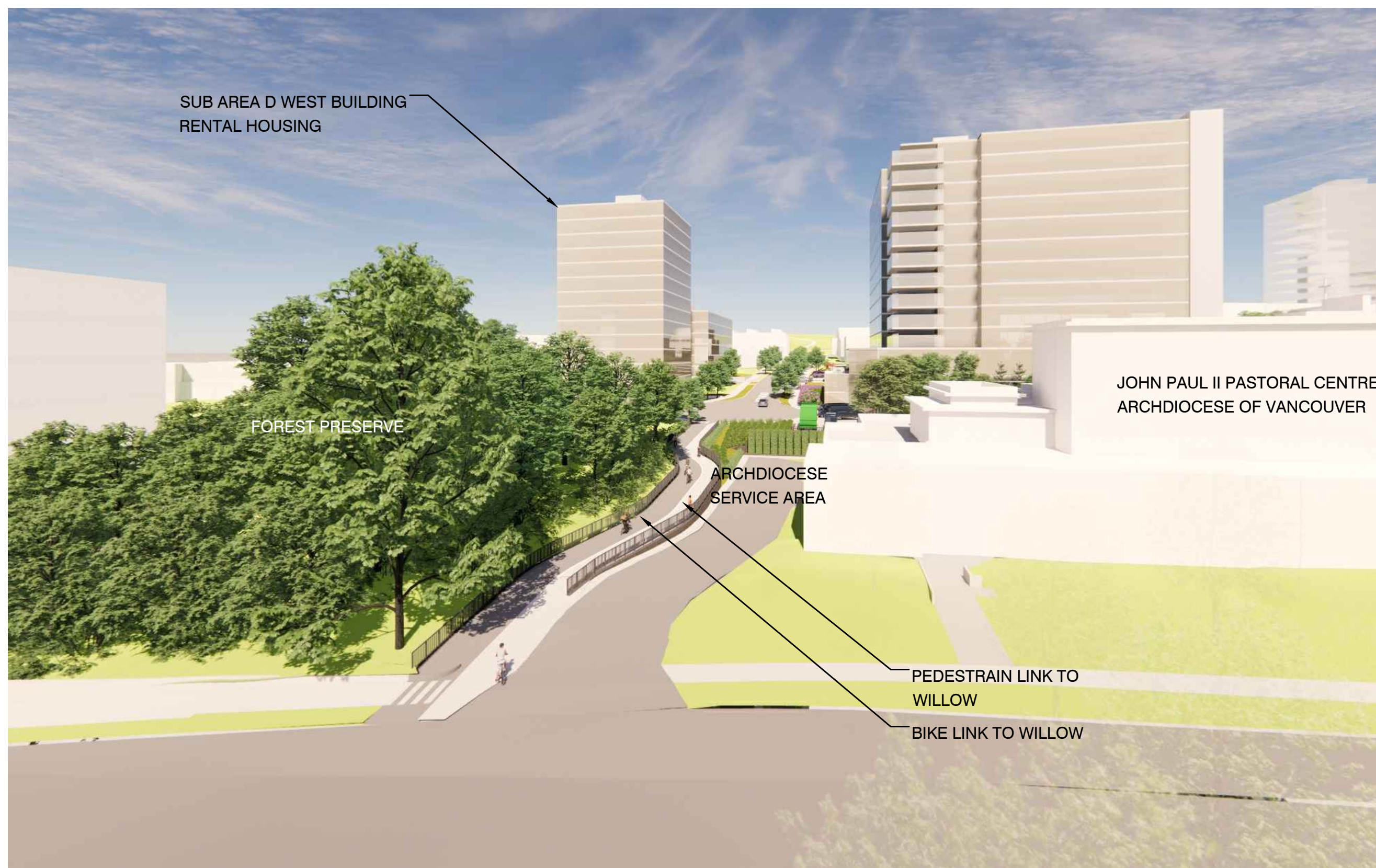
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**1 NEW PRIVATE ROAD |** VIEW FROM HEATHER ST. AND WEST 32ND AVE.  
WEST TO ST JOHN PAUL II AVENUE



**2 NEW PRIVATE ROAD |** VIEW FROM FOREST RESERVE  
TO LONG TERM CARE'S SERVICE AREA



**3 NEW PRIVATE ROAD |** VIEW FROM WILLOW ST. EAST TO BIKE WAY



**4 NEW PRIVATE ROAD |** VIEW FROM ARCHDIOCESE'S SERVICE AREA  
EAST TO PEDESTRIAN WALKWAY



**PROJECT**

**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
VANCOUVER BC

**PERSPECTIVES  
NEW PRIVATE ROAD**

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1 MAIN ENTRANCE | VIEW FROM PRIVATE ROAD TO SOUTH



2 SECOND PARKING ENTRANCE | VIEW FROM ARCHDIOCESE TO EAST



3 GARDEN ENTRANCE | VIEW FROM W33RD TO THE CHILDCARE ENTRY



4 GARDEN ENTRANCE | VIEW FROM THROUGH BLOCK ACCESS



PROJECT  
**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**PERSPECTIVES  
 LONG-TERM CARE**

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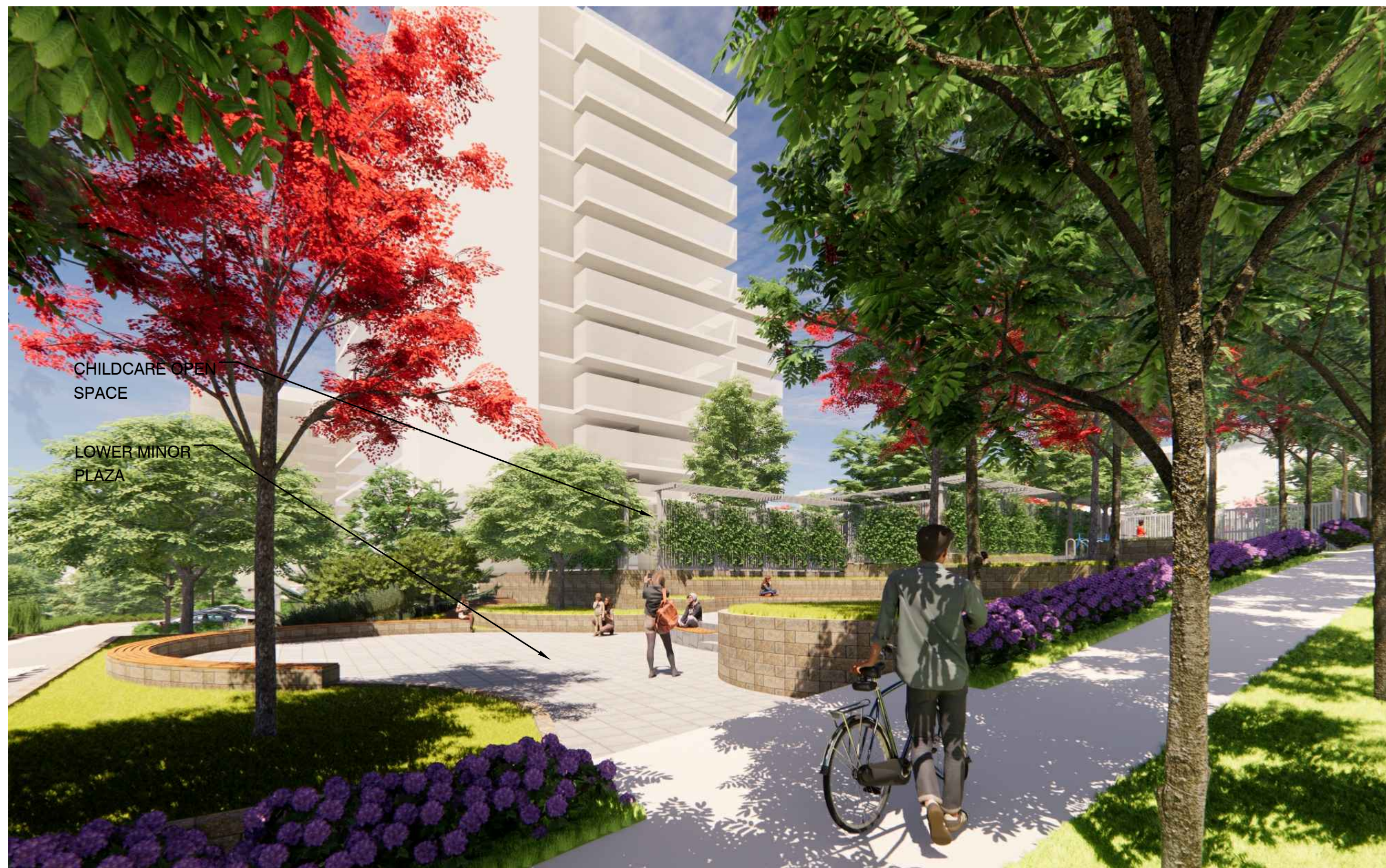
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1 MINOR PLAZA | VIEW FROM MINOR PLAZA TO ARCHDIOCESE BUILDING



2 MINOR PLAZA | VIEW FROM WEST TO MINOR PLAZA



3 MINOR PLAZA | SOUTHWEST VIEW FROM W33RD AVE. TO MINOR PLAZA



4 COMMON PLAZA | SOUTHWEST VIEW FROM W33RD TREE ALLEY TO CHILD CARE ENTRY



PROJECT  
**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**PERSPECTIVES  
 MINOR PLAZA**

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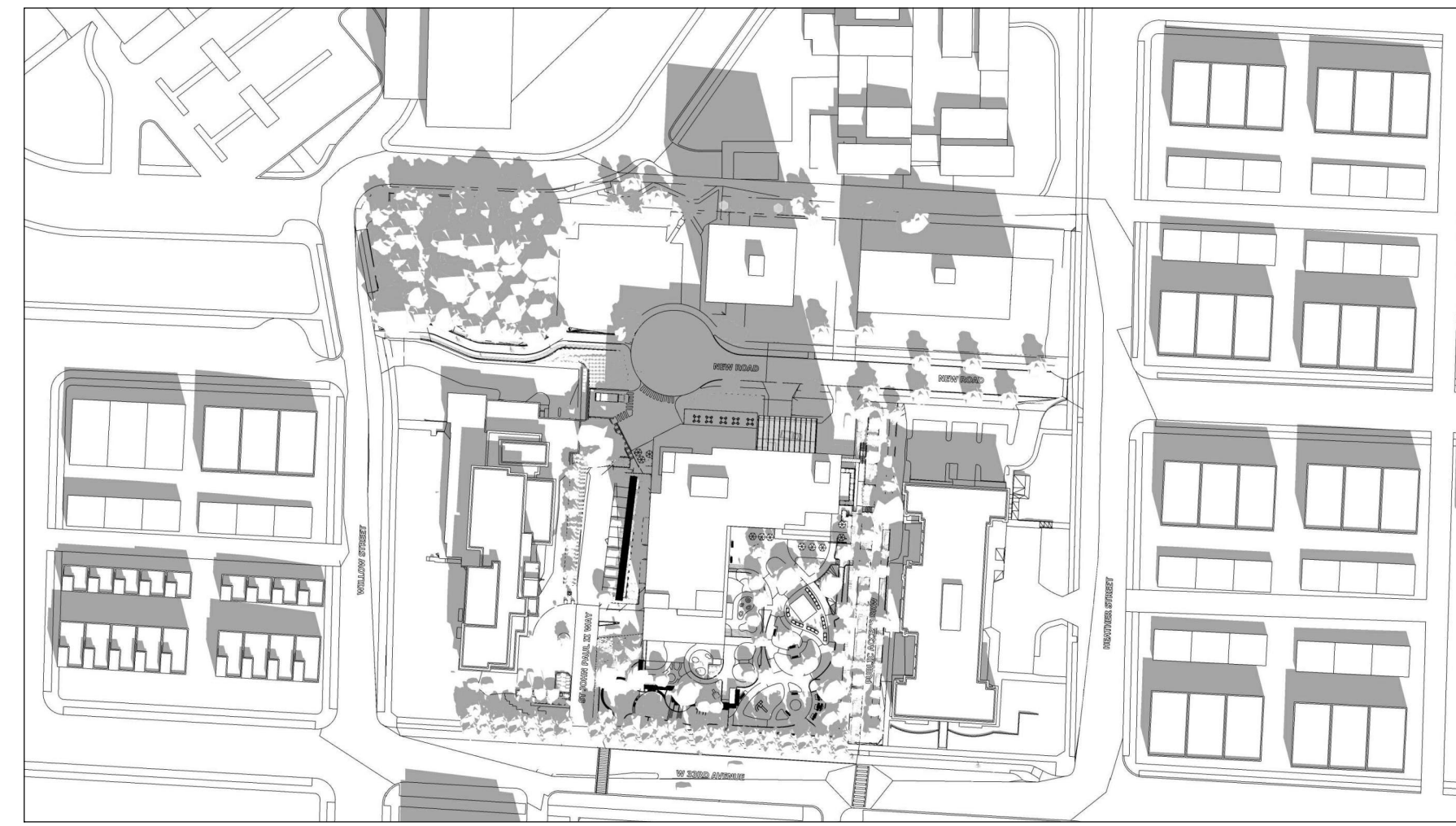
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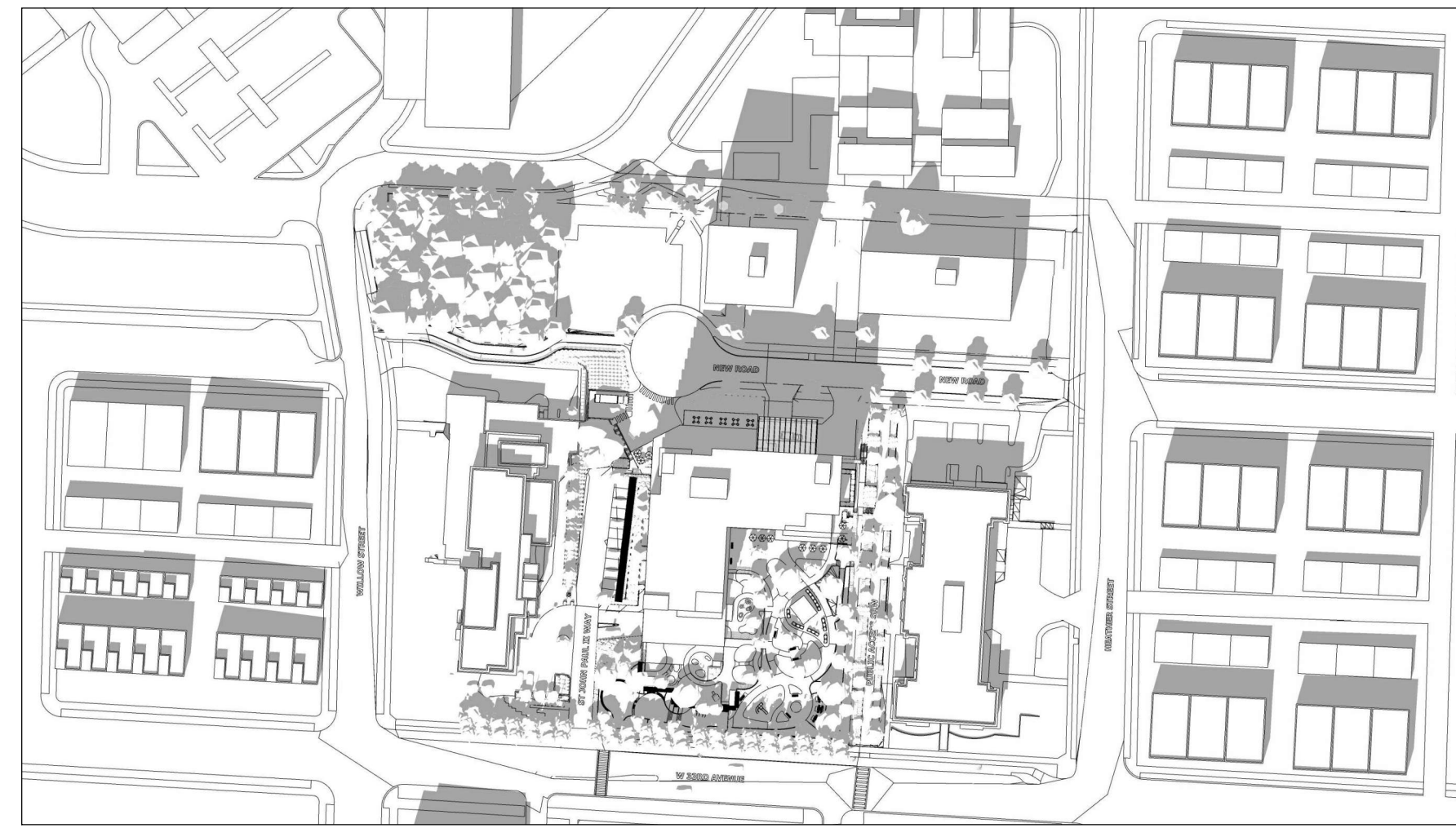
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# ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



SPRING EQUINOX | MARCH 10AM



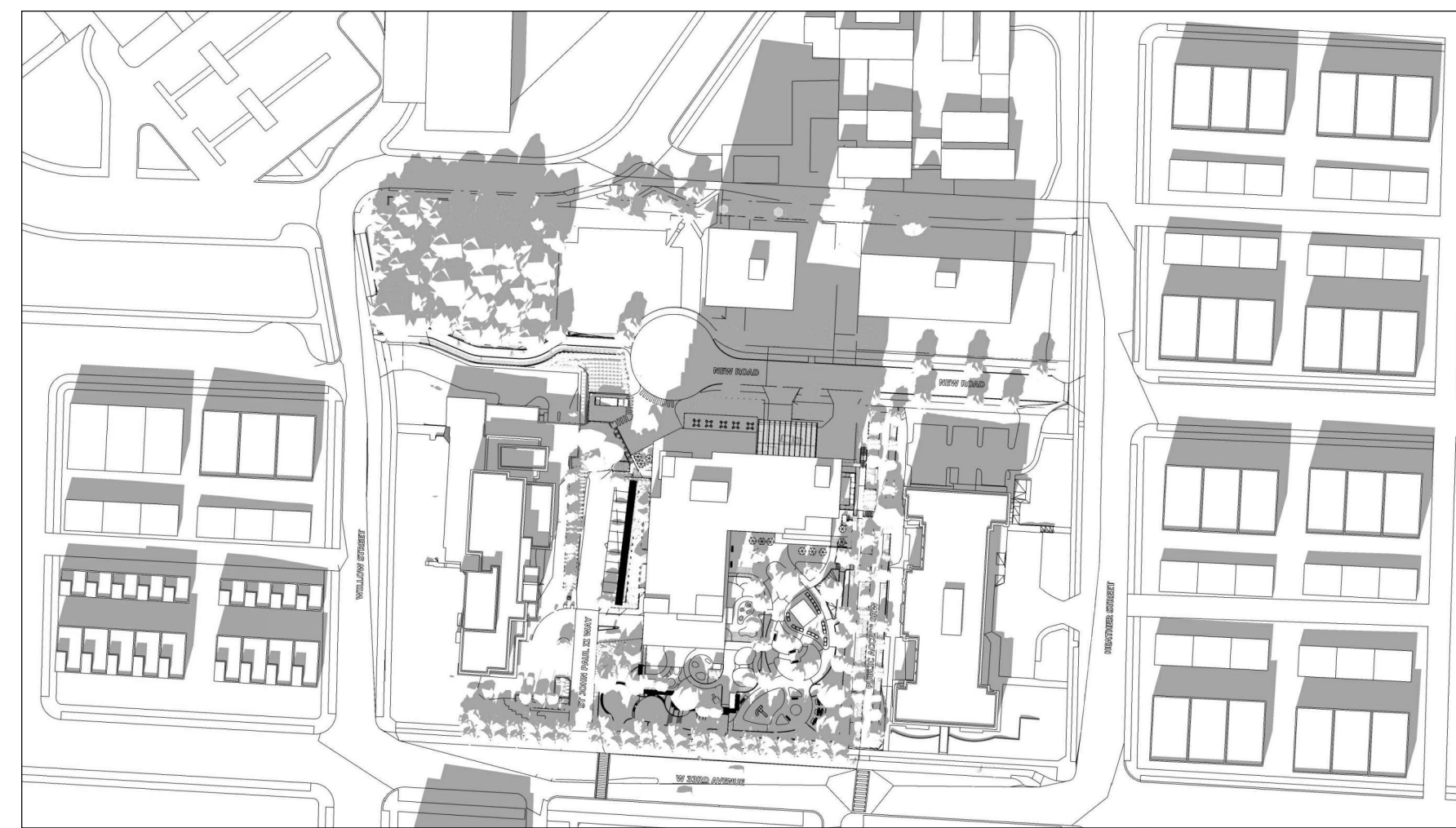
SPRING EQUINOX | MARCH 12PM



SPRING EQUINOX | MARCH 2PM



FALL EQUINOX | SEPT 10AM



FALL EQUINOX | SEPT 12PM



FALL EQUINOX | SEPT 2PM

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**PROJECT**

**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
 VANCOUVER BC

**SITE ANALYSIS  
 SHADOW STUDY**

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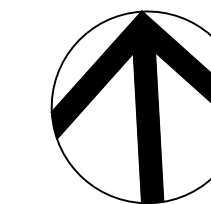
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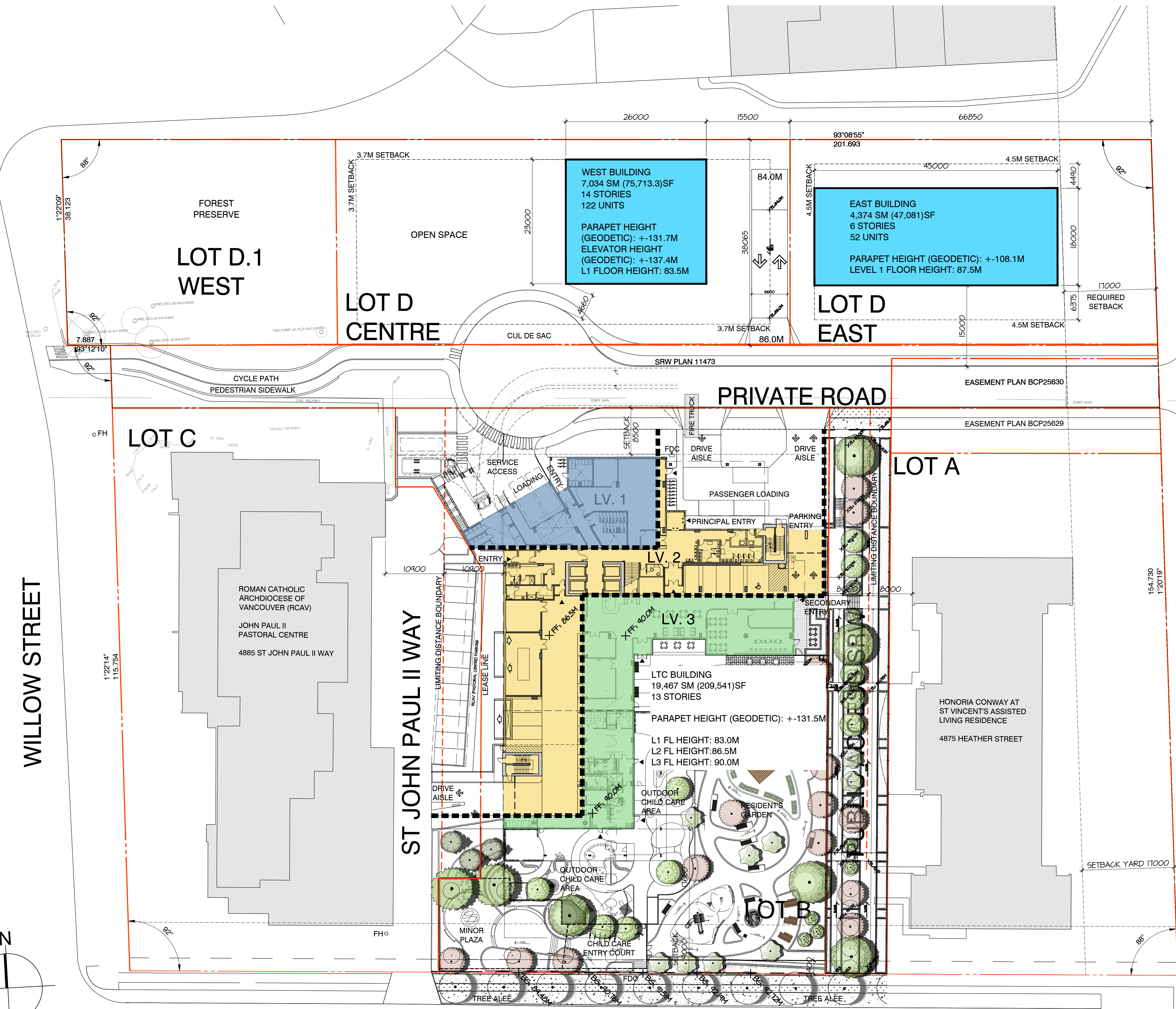


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WILLOW STREET

HEATHER STREET

W 33RD AVENUE

note: VERIFY AND REFER TO SURVEY FOR EXIST. GRADE POINTS

749 WEST 33RD AVENUE, VANCOUVER BC  
 PID 007755414, FN 730159070000, BLOCK 1170,  
 DISTRICT LOT 526, VAP 14699

PLOT STAMP: 2023-Oct-05 @4:57pm - P:\A220501 - Providence - St. Vincent\CAD\A220501\_sp.dwg - A1.01 RZ

PROJECT  
**PROVIDENCE HEALTH CARE  
 ST. VINCENT'S HEATHER**

749 WEST 33RD AVENUE  
 VANCOUVER BC

**SITE PLAN**  
**- REZONING -**

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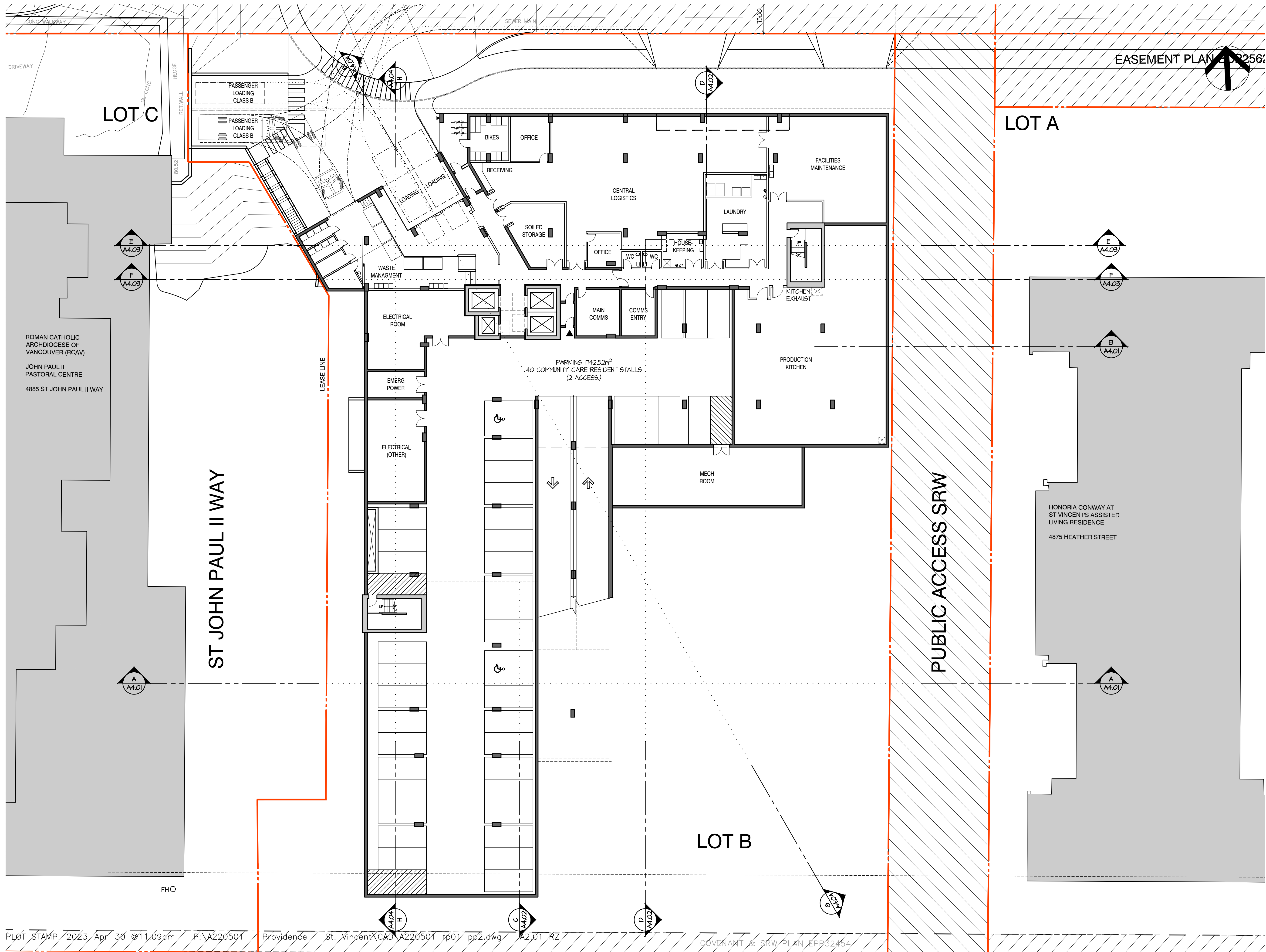
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EASEMENT PLAN EPP3256

LOT C

LOT A

LOT B

ST JOHN PAUL II WAY

PUBLIC ACCESS SRW

ROMAN CATHOLIC ARCHDIOCESE OF VANCOUVER (RCAV)  
JOHN PAUL II PASTORAL CENTRE  
4885 ST JOHN PAUL II WAY

HONORIA CONWAY AT ST VINCENT'S ASSISTED LIVING RESIDENCE  
4875 HEATHER STREET

PROJECT

**PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE VANCOUVER BC

**LONG TERM CARE BLDG. LEVEL 1 PLAN PARKING LEVEL 02 - REZONING -**

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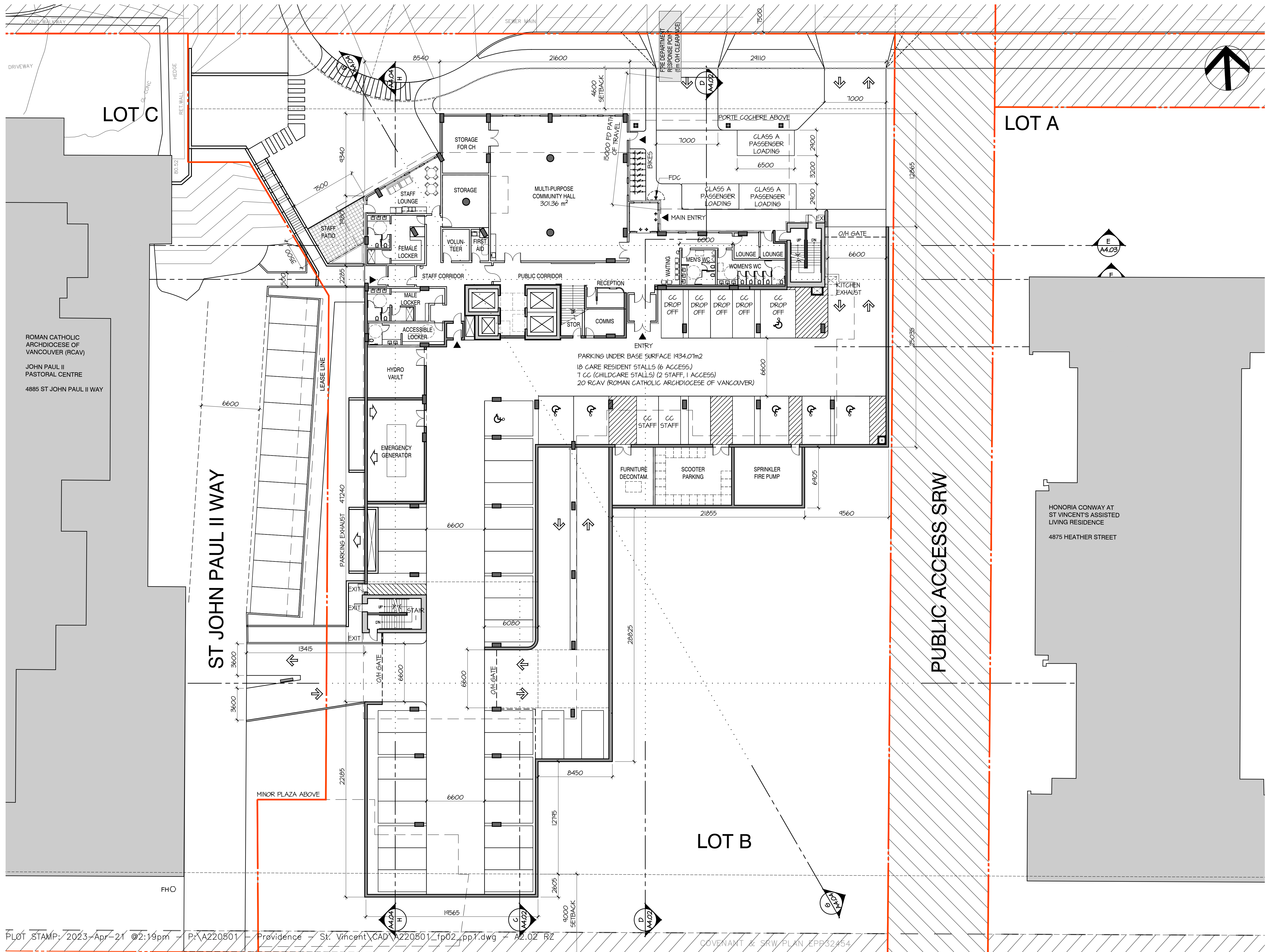
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**A2.01**





- 1 | 2021-09-28 | ISSUED FOR LOE
- 2 | 2023-04-28 | ISSUED FOR REZONING



ROMAN CATHOLIC ARCHDIOCESE OF VANCOUVER (RCVA)  
JOHN PAUL II PASTORAL CENTRE  
4885 ST JOHN PAUL II WAY

HONORIA CONWAY AT ST VINCENT'S ASSISTED LIVING RESIDENCE  
4875 HEATHER STREET

**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
VANCOUVER BC

**LONG TERM CARE BLDG.  
LEVEL 2 PLAN  
PARKING LEVEL 01  
- REZONING -**

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PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE  
VANCOUVER BC

LONG TERM CARE BLDG.  
LEVEL 3 PLAN  
MAIN LEVEL  
- REZONING -

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PROJECT

**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER:  
LONG TERM CARE HOME**  
749 WEST 33rd AVENUE  
VANCOUVER BC

**LONG TERM CARE BLDG.  
LEVEL 4 PLAN**

**- REZONING -**

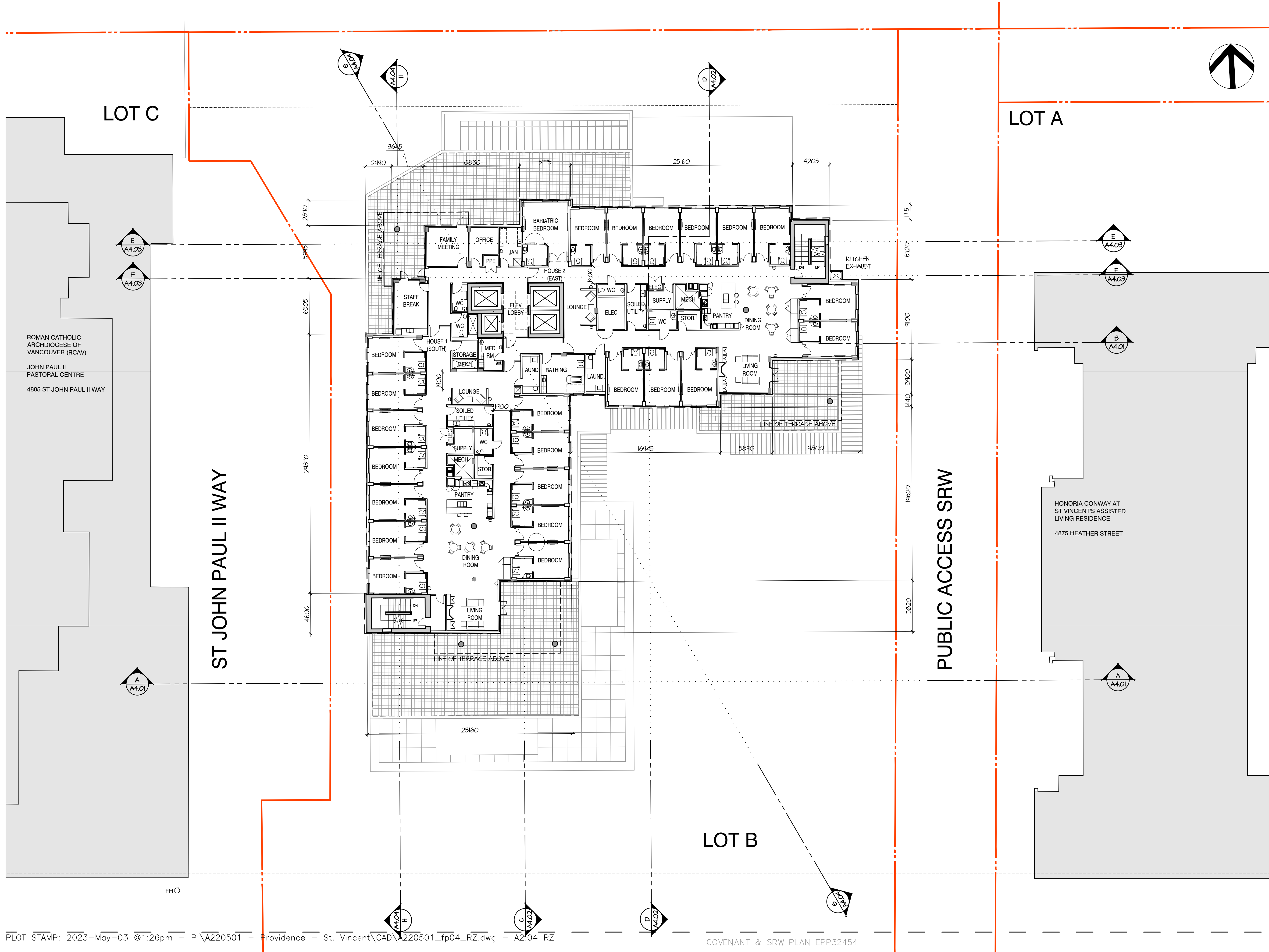
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**A2.04**









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NO.	DATE	REVISION

PROJECT

**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER:  
LONG TERM CARE HOME**  
749 WEST 33rd AVENUE  
VANCOUVER BC

**LONG TERM CARE BLDG.  
TYPICAL PLAN L7 TO L13**

**- REZONING -**

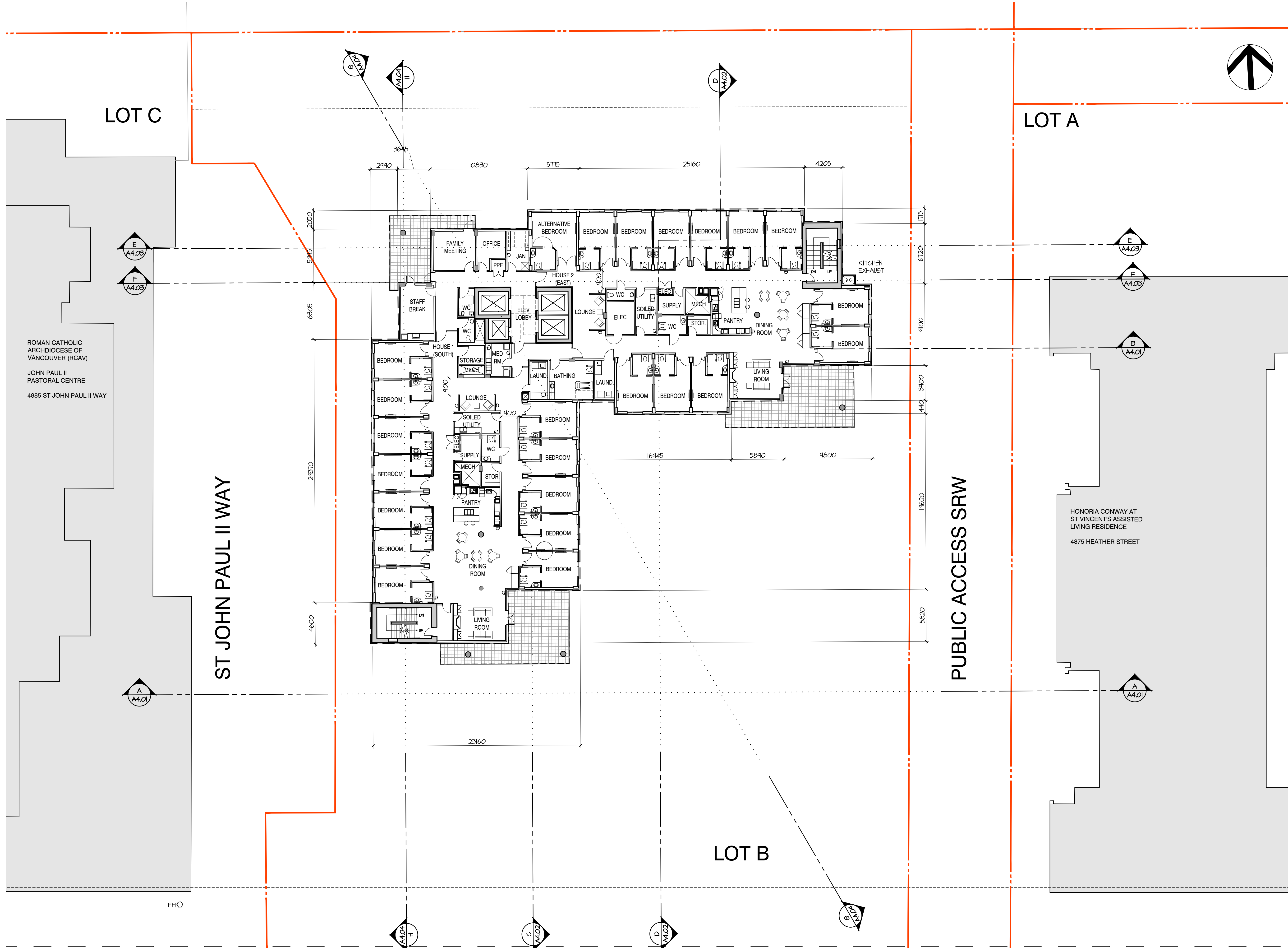
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PROJECT

**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
VANCOUVER BC

**LONG TERM CARE BLDG.  
ROOF PLAN**

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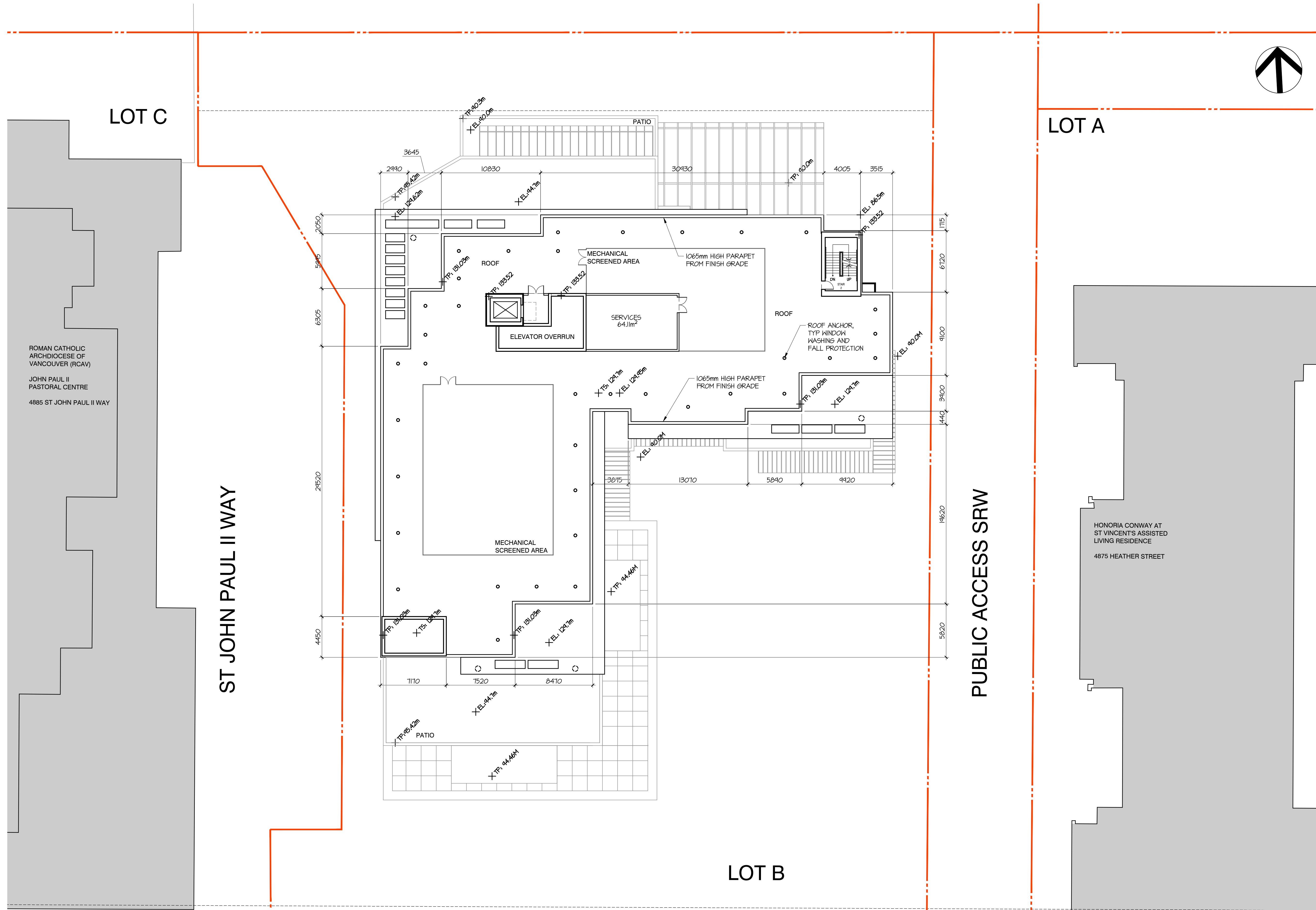
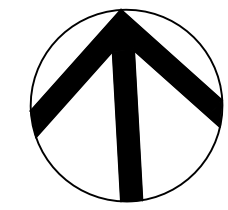
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**A2.07**



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PASTORAL CENTRE  
4885 ST JOHN PAUL II WAY

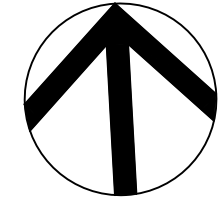
ST JOHN PAUL II WAY

PUBLIC ACCESS SRW

HONORIA CONWAY AT  
ST VINCENT'S ASSISTED  
LIVING RESIDENCE  
4875 HEATHER STREET

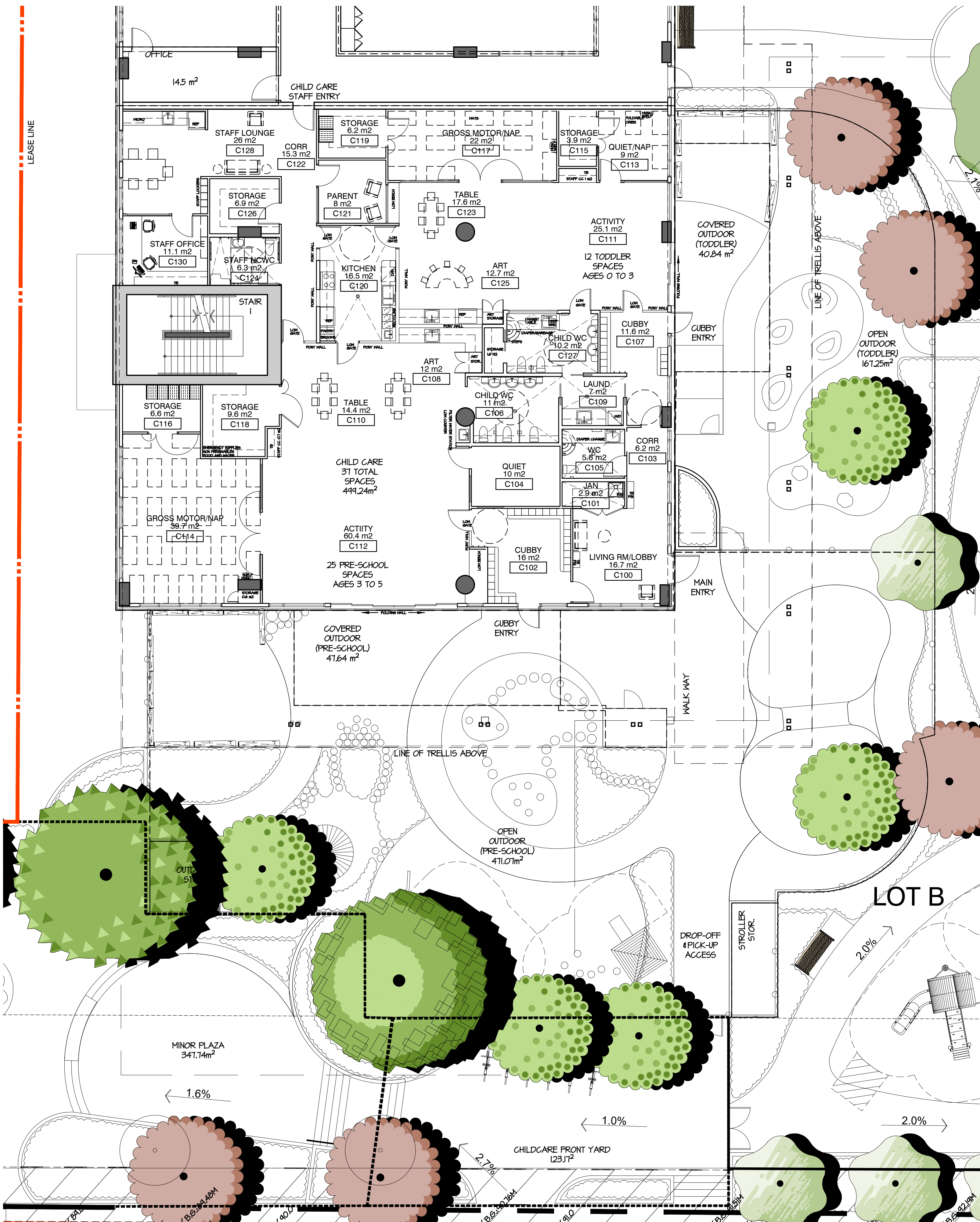
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NO. | DATE | REVISION



AREA CHART 749 WEST 33RD CHILDCARE CENTRE						Ye Chu Design	
TABLE 2 GROUP CHILDCARE AGE 0-3 (12 SPACE PROGRAM)						05-Dec-22	
Item	room #	activity	required m2	required s.f.	provided m2	provided s.f.	
1.1	C125	ART AREA	9.0	97.0	12.7	136.7	
1.2	C123	TABLE AREA	11.0	118.0	17.6	189.4	
1.3	C111	AREA FOR OTHER ACTIVITY SETTINGS	20.5	221.0	25.1	270.1	
1.4	C117	GROSS MOTOR/NAP ROOM	28.0	301.0	22.0	236.7	
1.5	C119	STORAGE FOR GROSS MOTOR NAP ROOM	4.5	48.0	6.2	66.7	
1.6	C113	QUIET ROOM/CRIB ROOM	9.0	97.0	9.0	96.8	
1.6A	C115	STORAGE FOR QUIET ROOM			3.9	42.0	
<b>NET ACTIVITY AREA</b>			<b>81.9</b>	<b>882.0</b>	<b>92.6</b>	<b>996.4</b>	

2 SUPPORT SPACES						
Item	room #	activity	required m2	required s.f.	provided m2	provided s.f.
2.1	C107	CUBBY	12.0	129.0	11.6	124.8
2.2	C120	*KITCHEN	12.0	102.0	16.5	177.5
2.3	C126	STORAGE	7.0	75.0	6.9	74.2
2.4	C127	CHILD W/C + DIAPERING AREA	8.0	86.0	10.2	109.8
2.5	C121	PARENTS' ROOM	6.0	65.0	8.0	86.1
2.6	C130	*STAFF OFFICE	7.0	75.0	11.1	119.4
2.7	C105	*SECOND STAFF W./C	4.5	48.0	5.8	62.4
2.8	C109	*LAUNDRY	4.0	43.0	7.0	75.3
2.9	C101	*JANITOR CLOSET			2.9	31.2
2.10	IN ROOM C111	STAFF COMMUNICATION DESK			1.0	10.8
2.11	C128	STAFF LOUNGE			26.0	279.8
2.12	C100	LOBBY/LIVING ROOM			16.7	179.7
2.13	C122	CORRIDOR			15.3	164.6
2.14	IN ROOM C127	STORAGE			1.6	17.2
2.15	C103	CORRIDOR			6.2	66.7
<b>NET SUPPORT AREA</b>			<b>60.4</b>	<b>623.0</b>	<b>146.8</b>	<b>1579.6</b>
<b>TOTAL NET INDOOR AREA</b>			<b>139.8</b>	<b>1505.0</b>	<b>239.4</b>	<b>2575.9</b>
<b>GROSS INDOOR AREA</b>			<b>182.0</b>	<b>1959.0</b>	<b>SEE TABLE 6</b>	

3 OUTDOOR AREA (TO BE CONFIRMED)						
Item	room #	activity	required m2	required s.f.	provided m2	provided s.f.
3.1		COVERED OUTDOOR SPACE	33.0	355.0	40.8	476.9
3.2		OPEN OUTDOOR SPACE	137.0	1475.0	157.9	1480.1
<b>TOTAL OUTDOOR AREA</b>			<b>170.0</b>	<b>1830.0</b>	<b>198.7</b>	<b>1957.0</b>

TABLE 4 GROUP CHILDCARE AGE 3-5 (25 SPACE PROGRAM)						Ye Chu Design	
Item	room #	activity	required m2	required s.f.	provided m2	provided s.f.	
1.1	C108	DEDICATED ART AREA (WET MESSY)	10.0	108.0	12.0	129.1	
1.2	C110	TABLE AREA	14.0	151.0	14.4	154.9	
1.3	C112	AREA FOR OTHER ACTIVITY SETTINGS	60.5	651.0	60.4	649.9	
1.4	C114	GROSS MOTOR/NAP ROOM	30.0	323.0	39.7	427.2	
1.4A	IN ROOM C114	STORAGE			0.6	6.5	
1.5	C116	STORAGE WITH LARGE MOTOR/NAP ROOM	4.5	48.0	6.6	71.0	
1.6	C104	QUIET ROOM	9.0	97.0	10.0	107.6	
<b>NET ACTIVITY AREA</b>			<b>128.0</b>	<b>1378.0</b>	<b>143.7</b>	<b>1546.2</b>	

2 SUPPORT SPACES						
Item	room #	activity	required m2	required s.f.	provided m2	provided s.f.
2.1	C102	CUBBY	14.0	151.0	16.0	172.2
2.2	C127	*KITCHEN, SEE TODDLER AREAS				
2.3	C118	STORAGE	8.0	86.0	9.6	103.3
2.4	C106	CHILD W/C	9.0	97.0	11.0	118.4
2.5	C105	*PARENTS' ROOM, SEE TODDLER AREAS				
2.6	C135	*STAFF OFFICE, SEE TODDLER AREAS				
2.7	C124	*ACCESSIBLE STAFF W/C WITH SHOWER	4.5	48.0	6.3	67.8
2.8	C109	*LAUNDRY, SEE TODDLER AREAS				
2.9	C109	*JANITOR, SEE TODDLER AREAS				
2.10	IN ROOM C132	STAFF COMMUNICATION DESK			0.7	7.5
<b>NET SUPPORT AREA</b>			<b>35.5</b>	<b>382.0</b>	<b>43.6</b>	<b>469.1</b>
<b>TOTAL NET INDOOR AREA</b>			<b>163.5</b>	<b>1760.0</b>	<b>187.3</b>	<b>2015.3</b>
<b>GROSS INDOOR AREA</b>			<b>247.0</b>	<b>2659.0</b>	<b>SEE TABLE 6</b>	

3 OUTDOOR AREA (TO BE CONFIRMED)						
Item	room #	activity	required m2	required s.f.	provided m2	provided s.f.
3.1		COVERED OUTDOOR SPACE	45.0	484.0	47.6	1091.5
3.2		OPEN OUTDOOR SPACE	305.0	3283.0	471.6	2997.0
<b>TOTAL OUTDOOR AREA</b>			<b>350.0</b>	<b>3767.0</b>	<b>519.2</b>	<b>4088.5</b>
<b>**TOTAL NET INDOOR AREA for 37 SPACES</b>			<b>330.0</b>	<b>3550.8</b>	<b>426.5</b>	<b>4591.3</b>
<b>TOTAL GROSS INDOOR AREA</b>			<b>429.0</b>	<b>4616.0</b>	<b>SEE TABLE 6</b>	

TABLE 6 GROUP INDOOR/OUTDOOR SPACE: SHARED FACILITIES									
1 INDOOR ACTIVITY ROOMS AND SETTINGS									
program	# of spaces	*net indoor activity area	gross indoor area for both	covered outdoor area	total outdoor area (includes covered areas)				
	M2	SQ. FT	M2	SQ. FT	M2	SQ. FT	M2	SQ. FT	
REQUIRED	37	210.0	2259.6	429	4616.0	78	839.3	520	5595.2
PROVIDED	37	236.3	2542.6	499.2	5371.7	88.5	952.0	718.0	7725.2

**PROJECT**  
**PROVIDENCE HEALTH CARE**  
**ST. VINCENT'S HEATHER**

749 WEST 33RD AVENUE  
 VANCOUVER BC

**LONG TERM CARE BLDG.**  
**LEVEL 3 PLAN**  
**CHILD CARE**  
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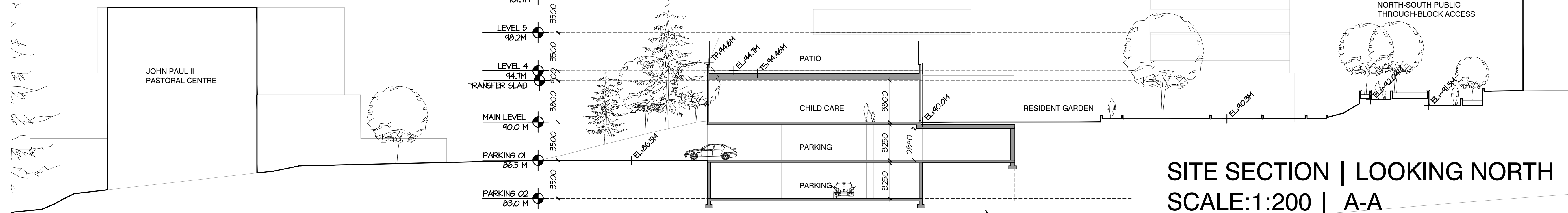
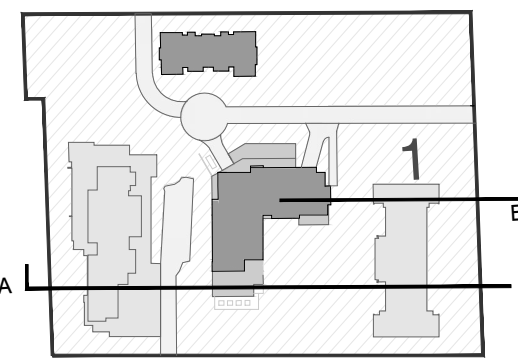


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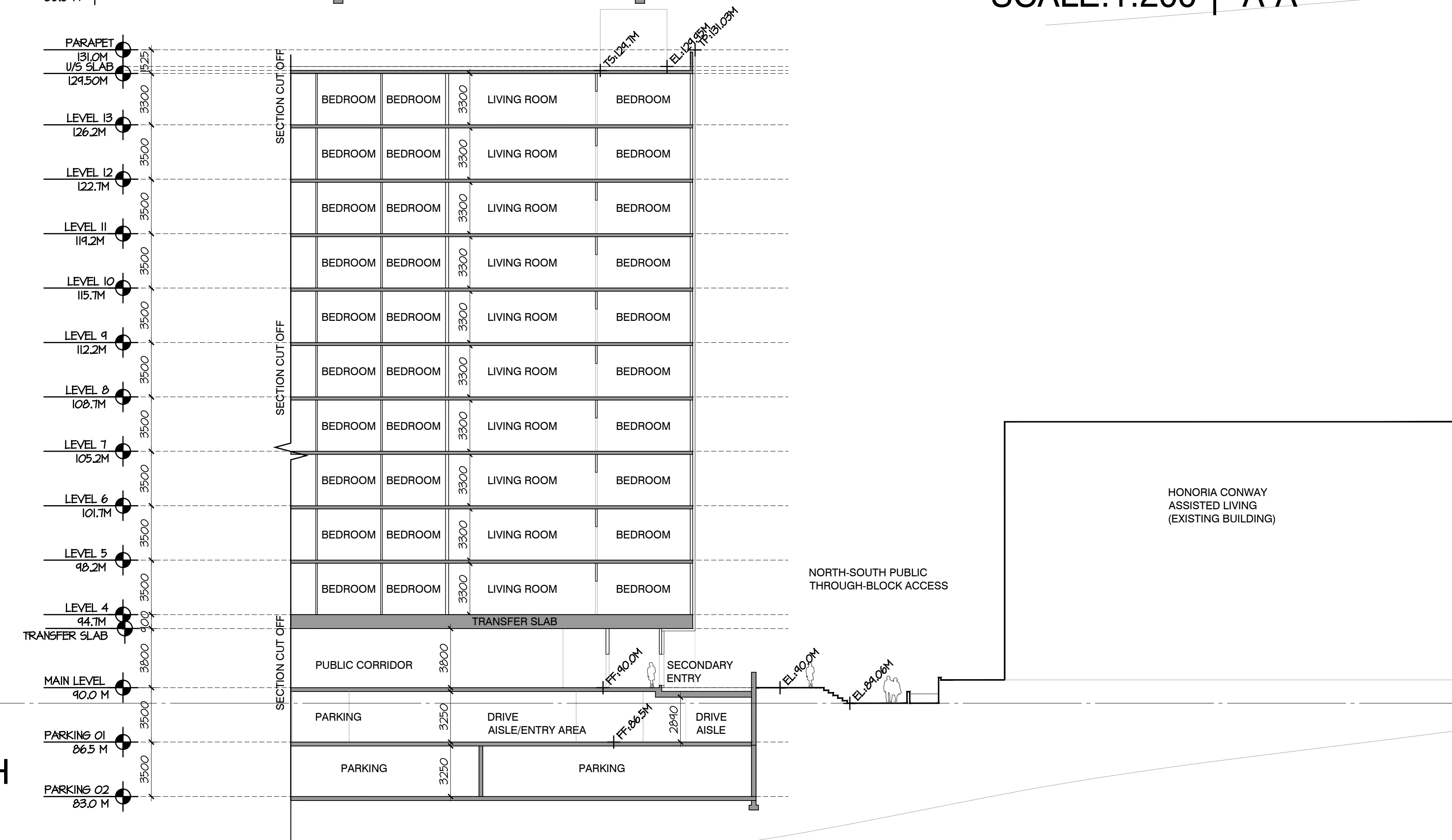
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**SITE SECTION | LOOKING NORTH**  
SCALE:1:200 | A-A



**SITE SECTION | LOOKING NORTH**  
SCALE:1:200 | B-B

PROJECT

**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
VANCOUVER BC

**SITE SECTIONS  
NEIGHBOURING LOTS**

**- REZONING -**

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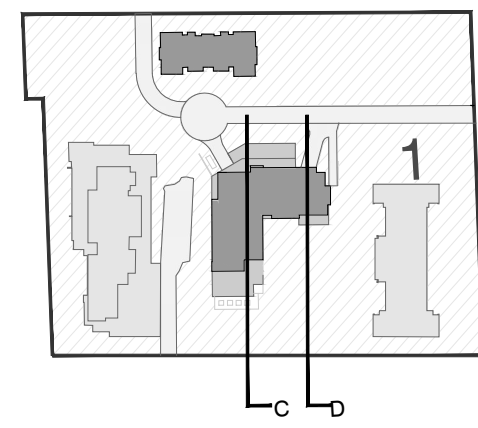
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**A4.01**





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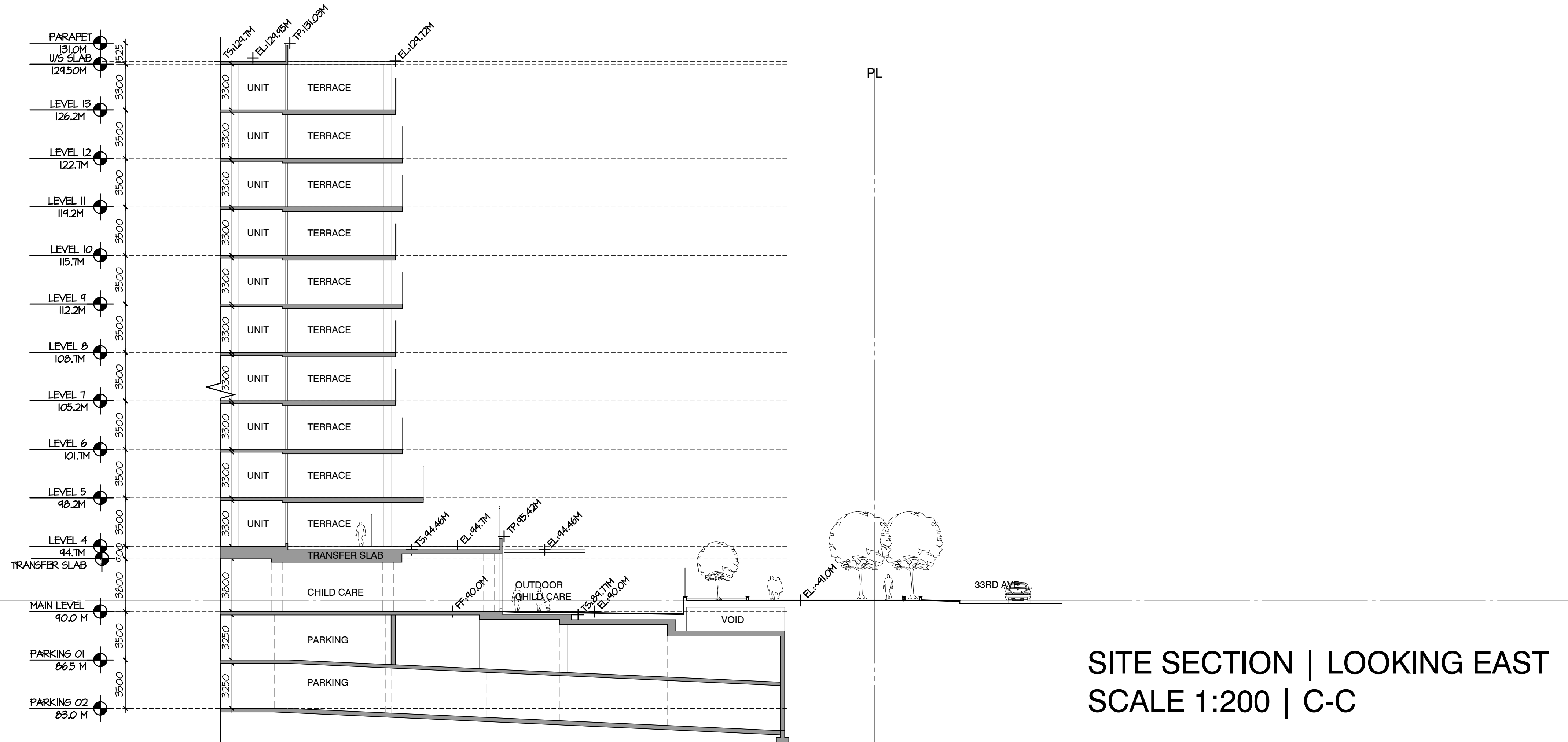


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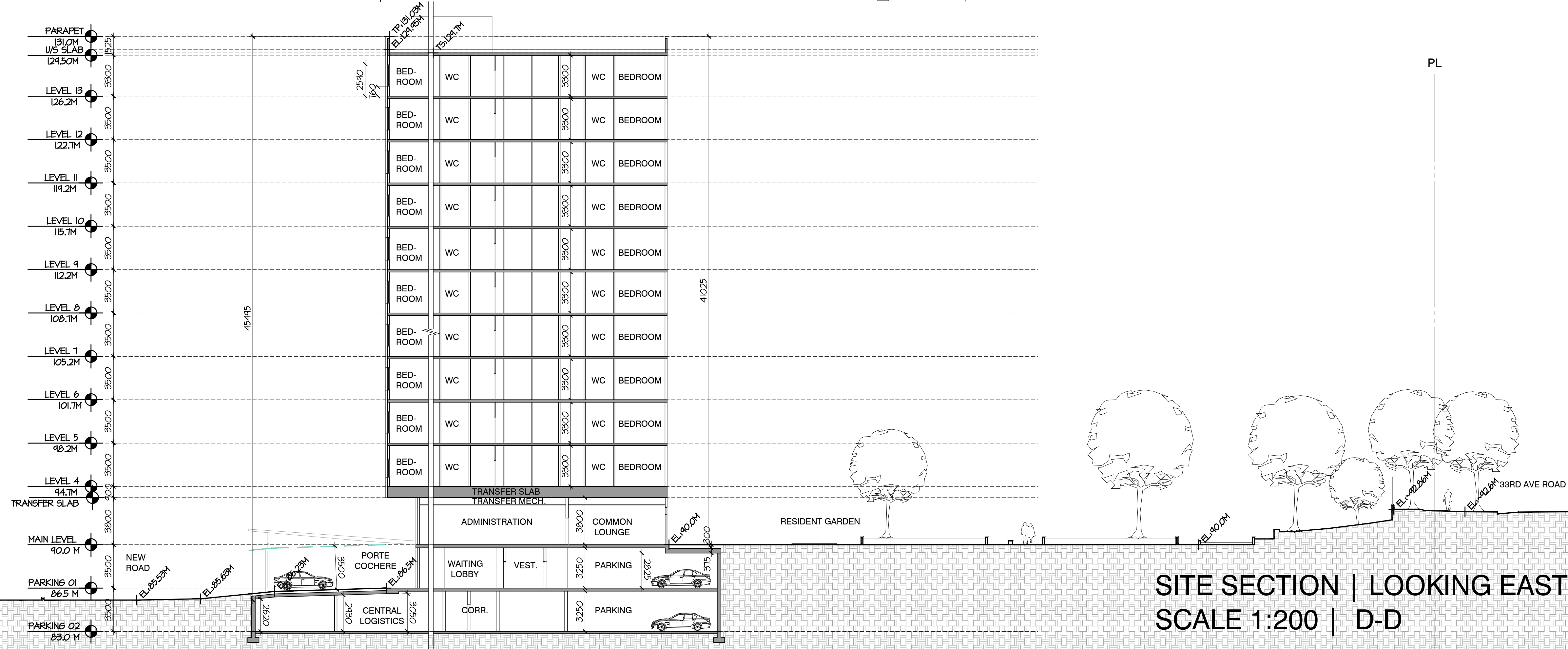
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**SITE SECTION | LOOKING EAST**  
**SCALE 1:200 | C-C**



**SITE SECTION | LOOKING EAST**  
**SCALE 1:200 | D-D**

PROJECT

**PROVIDENCE HEALTH CARE**  
**ST. VINCENT'S HEATHER**

749 WEST 33RD AVENUE  
VANCOUVER BC

**SITE SECTIONS**  
**33RD AVE INTERFACE**

**- REZONING -**

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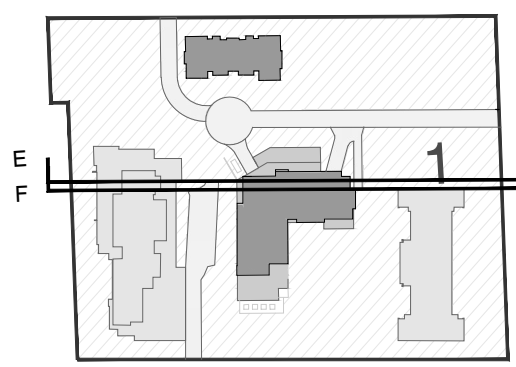
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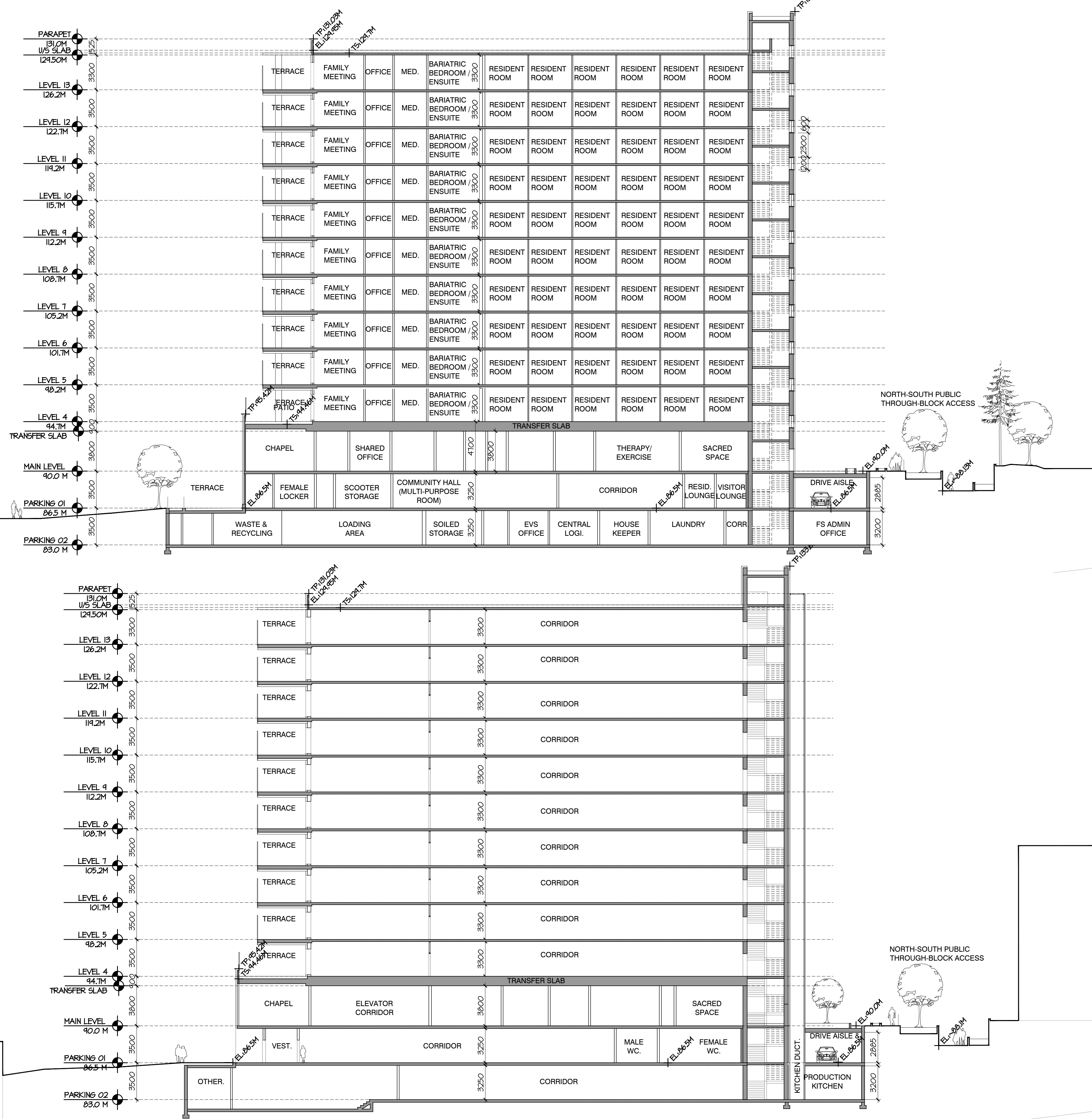




LTC SECTION | LOOKING NORTH  
SCALE 1:200 | E-E

LTC SECTION | LOOKING NORTH  
SCALE 1:200 | F-F

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PROJECT  
**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER**

749 WEST 33rd AVENUE  
VANCOUVER BC

**SECTIONS  
LONG-TERM CARE**

**- REZONING -**

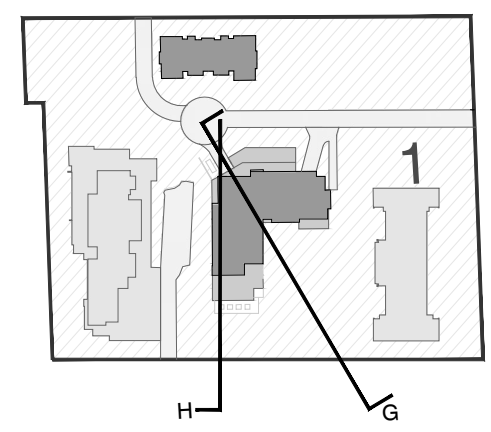
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DATE 5/3/2023

**A4.03**





LTC SECTION |  
LOOKING N.EAST  
SCALE 1:200 | G-G

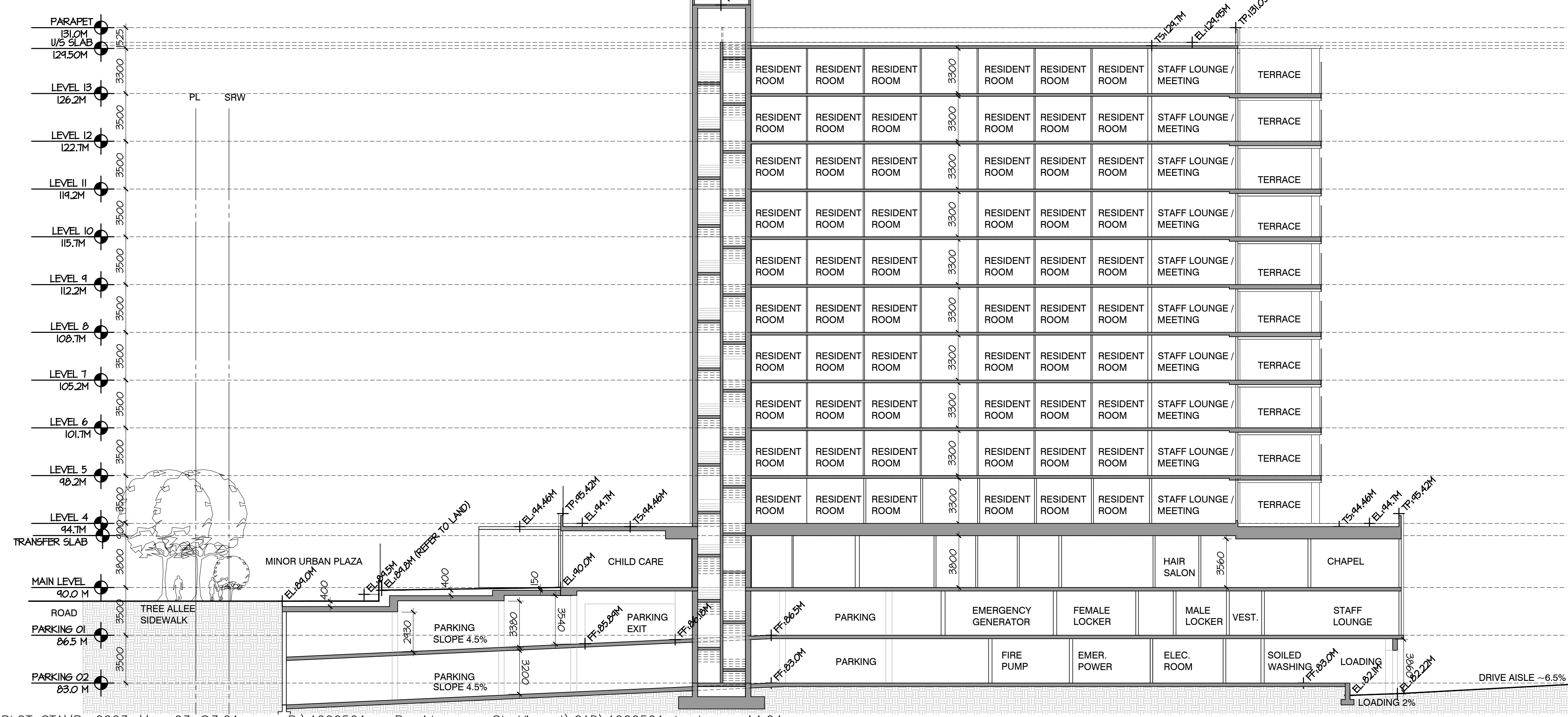


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LTC SECTION |  
LOOKING WEST  
SCALE 1:200 | H-H

PROJECT  
**PROVIDENCE HEALTH CARE  
ST. VINCENT'S HEATHER**  
749 WEST 33RD AVENUE  
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**SECTIONS  
LONG-TERM CARE**  
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# SITE PLAN

## Concept

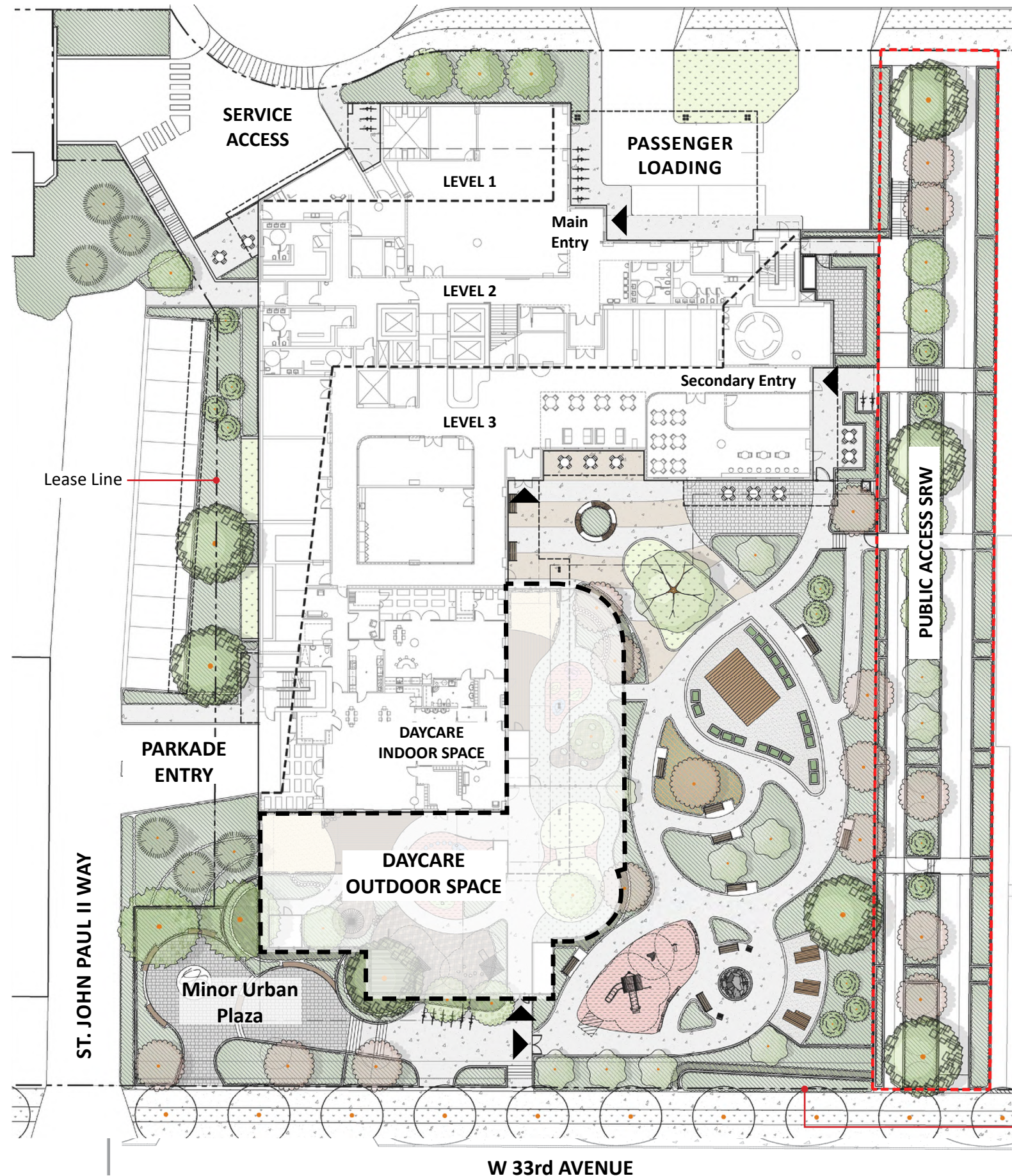
This concept focuses on a series of circular paths encompassing several small “islands” each providing unique sensory experiences and activities for residents to partake in.

The northern part of the courtyard provides access from the main lobby and includes an open plaza as well as a partly covered cafe seating area, ornamental planting as well as an open lawn for various activities.

The central islands south of the plaza feature opportunities for community gardening, social gatherings around a cascading rock fountain, play for visiting children as well as strolling through beds of memory stimulating planting. The main pathway guides residents safely through the yard by providing accessibility features such as guardrails, wheel stoppers and benches with pull-outs for wheelchairs.

The courtyard will be bordered by shade providing trees to the south and east as well as the neighbouring daycare to the west. The latter will be a separated space yet allow for interaction between seniors and children.

The minor plaza to the south serves as both entrance space for daycare visitors and community space with the potential for public art. There are several opportunities to incorporate Indigenous design elements throughout the site.



## PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Abies koreana / Korean Fir	B&B	2.5m ht	13
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	6cm cal.	2
	Cercidiphyllum japonicum / Katsura Tree	B&B	8cm cal.	11
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	6cm cal.	1
	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum	B&B	6cm cal.	3
	Pinus nigra 'Green Select' / Green Select Pine	B&B	2.5m ht	6
	Prunus serrulata 'Kwanzan' / Flowering Cherry	B&B	6cm cal.	16
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B	6cm cal.	10
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	B&B	6cm cal.	7

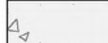








## CONCEPT PLANT SCHEDULE

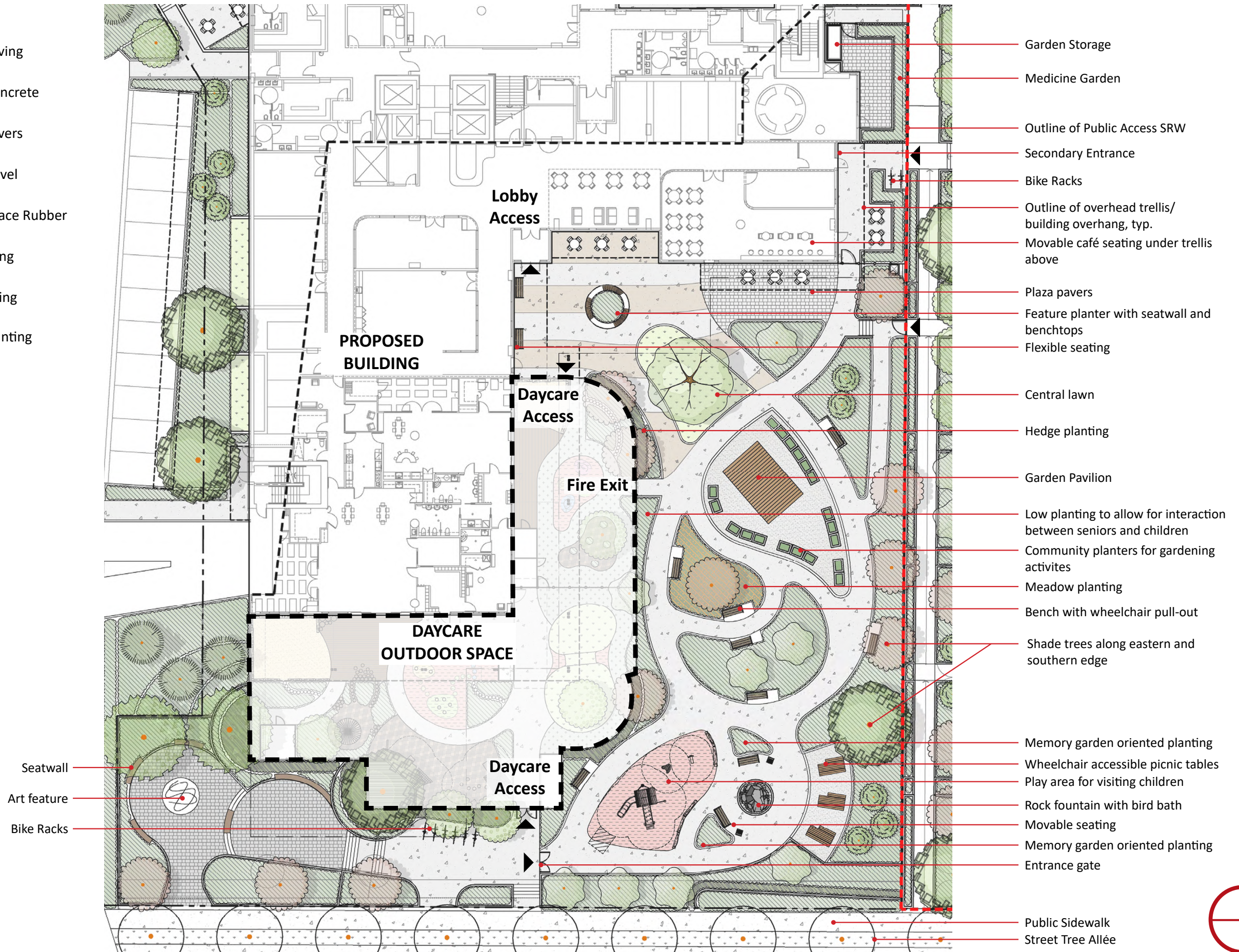




# COURTYARD SITE PLAN

## MATERIALITY

-  Concrete Paving
-  Coloured Concrete
-  Concrete Pavers
-  Crushed Gravel
-  Poured in Place Rubber
-  Shrub Planting
-  Hedge Planting
-  Meadow Planting
-  Lawn



- Seatwall
- Art feature
- Bike Racks

- Garden Storage
- Medicine Garden
- Outline of Public Access SRW
- Secondary Entrance
- Bike Racks
- Outline of overhead trellis/  
building overhang, typ.
- Movable café seating under trellis  
above
- Plaza pavers
- Feature planter with seatwall and  
benchtops
- Flexible seating
- Central lawn
- Hedge planting
- Garden Pavilion
- Low planting to allow for interaction  
between seniors and children
- Community planters for gardening  
activities
- Meadow planting
- Bench with wheelchair pull-out
- Shade trees along eastern and  
southern edge
- Memory garden oriented planting
- Wheelchair accessible picnic tables
- Play area for visiting children
- Rock fountain with bird bath
- Movable seating
- Memory garden oriented planting
- Entrance gate
- Public Sidewalk
- Street Tree Allée













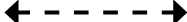
# CIRCULATION



## PROGRAMMING

-  Front Plaza
-  Community Gardening
-  Planting
-  Social/Gathering
-  Play
-  Minor Urban Plaza
-  Medicine Garden

 Main Circulation:  
2m wide concrete path with accessibility  
features such as guardrails and  
wheelstops

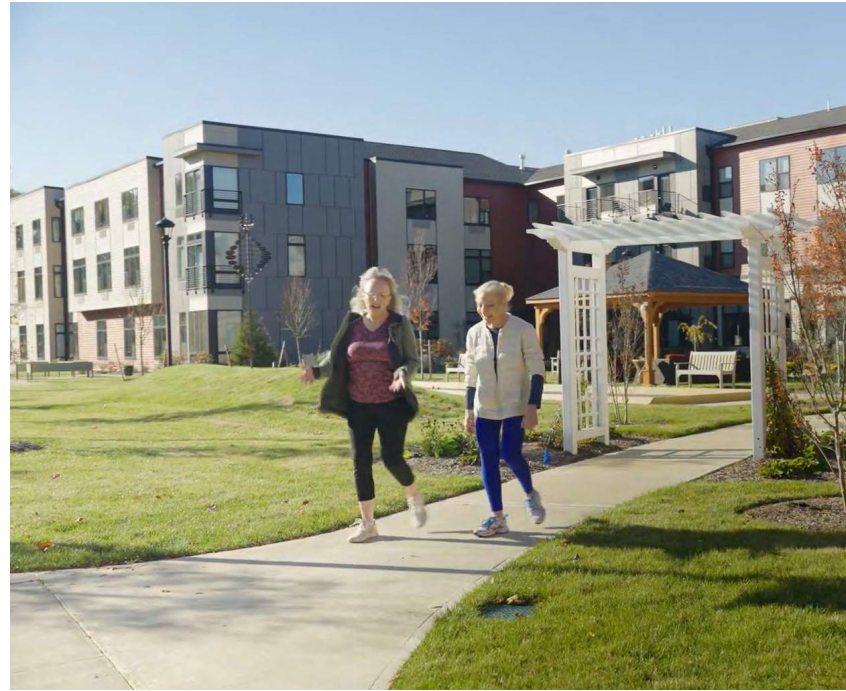
 Secondary circulation:  
1.5m wide concrete path







COURTYARD PATIO WITH FEATURE PLANTING



PATH SYSTEM



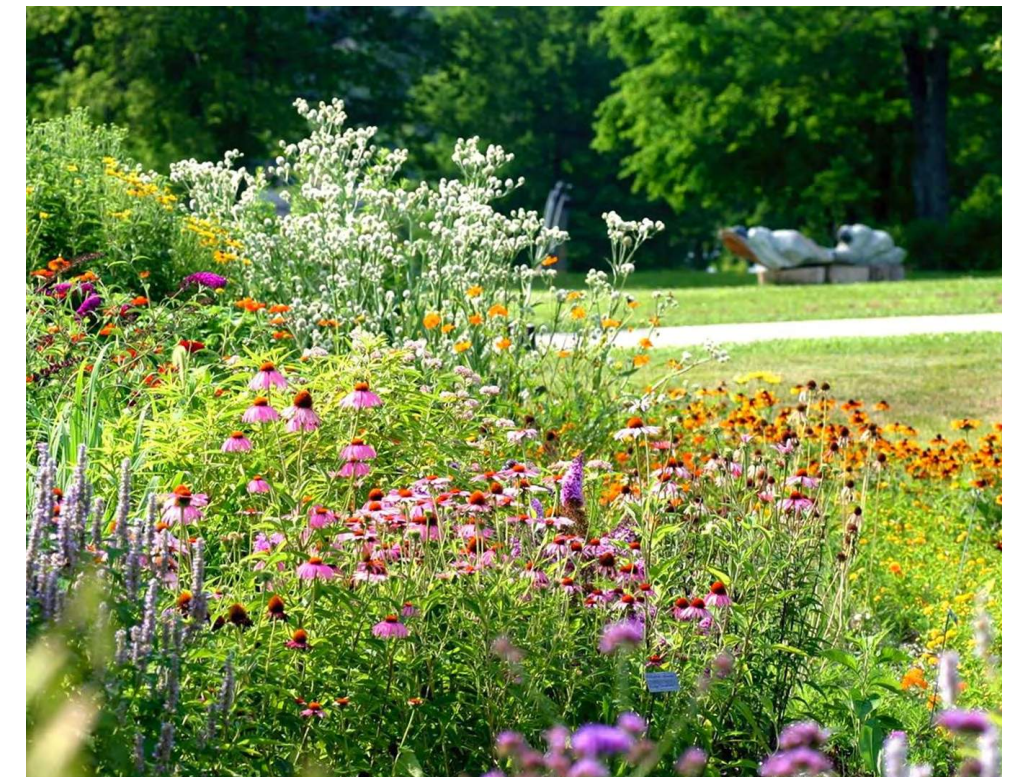
ROCK FOUNTAIN/WATER FEATURE



SHELTER/GREENHOUSE



COMMUNITY GARDENING



MEADOW PLANTING