

NOTICE OF MEETING

VANCOUVER BICYCLE ADVISORY COMMITTEE

A G E N D A

DATE: Wednesday, November 21, 2007

TIME: 5:30 p.m.

PLACE: TH Tracy Boardroom
6th Floor, City Hall

*If you are unable to attend the meeting,
please advise Tina Hildebrandt at 604.873.7268 or
e-mail tina.hildebrandt@vancouver.ca*

*Agendas and Minutes are available on the internet at
<http://vancouver.ca/ctyclerk/civicagencies/bicycle/index.htm>*

Attendance

Adoption of Minutes

Adoption of the minutes of the July 18 and October 17, 2007, meetings.

1. Expo/Creekside Park Redesign 5:30-5:50

Dane Doleman, Structures Branch, will present alignment options for the redesigned Creekside Park, and will request feedback from the Committee.

2. Off-Street Bicycle Parking Requirements for Commercial and Multiple-Residential (5:50-6:10)

Wali Memon, Strategic Transportation Planning, will give a presentation on the results of a survey done in the summer of 2006 of bicycle parking spaces usage in residential and commercial developments, and a recommendation for some changes in the parking bylaw including clearer wording for security requirements for bicycle storage spaces and provision of electric outlets for electric bikes “

3. Proposed Rezoning of 749 West 33rd Avenue - St. Vincent's Campus of Care Site. 6:10-6:30

Joanne Baxter, Rezoning Centre, Wali Memon, Strategic Transportation Planning and David Rawsthorne, Engineering, will present on the proposed rezoning for 749 West 33rd Avenue (St. Vincent's Campus of Care Site). The purpose of the proposed rezoning is to develop a Master Plan to permit development of a phased Campus of Care eldercare facility. The Master Plan will include a hospital, together with assisted living and supportive housing, a centre of excellence in geriatric medicine, and limited service and retail uses.

Staff will be requesting a motion and will provide wording at the meeting.

4. **Workplan** 6:30-7:00

At the Bicycle Advisory Committee meeting on October 17, 2007, Jack Becker, Robert Holley and Kay Teschke agreed to provide an update on the workplan at the November 21, 2007, meeting.

Accordingly, a report will and a discussion on the workplan will take place.

5. **Sub-committee Reports** 7:00-7:30

- a. *Bicycle Education and Promotion Subcommittee* (7:00-7:15)
- b. *Bicycle Network Sub-committee* (7:15-7:30)

6. **December 19, 2007 Meeting**

The Chair will request input on whether the scheduled meeting should occur on December 19, 2007, as it is the week before Christmas break.

7. **Correspondence**

The correspondence folder will be circulated.

8. **Other Business**

Next Meeting:

Wednesday, December 19, 2007

5:30 p.m.

Location: TH Tracy Board Room, 6th Floor, City Hall

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Master Planning Re-Zoning St. Vincent's Heather Campus of Care

MAY 31, 2007

HENRIQUEZ • PARTNERS / IBI GROUP
Architects in Joint Venture

in collaboration with

Neil MacConnell MAIBC MRAIC

Providence Health Care Planning & Redevelopment



How you want to be treated.

1.0 INTRODUCTION

1.1 PROJECT VISION

The goal of this project is to construct a Campus of Care designed to include Complex Care, Specialized Complex Care, Hospice, Rehabilitation Inpatient Programs, Assisted Living & Supportive Housing, and Ambulatory programs on the St. Vincent's Heather site.

1.2 BACKGROUND

PROVIDENCE HEALTH CARE IS COMMITTED TO THE EDEN ALTERNATIVE PHILOSOPHY

PHC's Elder Care Program has adopted the Eden Alternative philosophy, with a vision of ensuring that PHC's care homes are vibrant communities in which each person finds meaning, purpose and contentment. As a result, PHC is changing its residential-care model, in terms of service delivery and physical environments, to one that makes residents feel more like they are home. By adopting the Eden Alternative philosophy, PHC's facilities are focusing on providing residents an environment that cares for the mind, body and spirit. Residents are being given more variety and spontaneity in their daily activities, to help eliminate boredom, loneliness and helplessness.

THE PROVIDENCE LEGACY PROJECT

The Providence Legacy Project is the primary strategy Providence Health Care has presented to the provincial government to renew its care delivery. The project combines the consolidation of services now spread across aging facilities and multiple sites with strategic capital construction to significantly improve infrastructure, reshape and enhance services and improve cost effectiveness.

The Legacy Project is an eight-year plan to leverage PHC's land and buildings in a way that will improve its capacity for patient and resident care. This renewal project will establish a state-of-the-art hospital, research and teaching facility that will improve and expand services and accessibility for patients.

In addition to the renewal and consolidation of acute and rehabilitation programs, the plan will transform residential facilities into innovative health centres that promote independence and positive lifestyles for seniors. Renewal of residential facilities:

- Allows delivery of residential care in new ways that better suit the needs of older persons.
- Enables synergy in research and academic areas through expansion.

- Allows consolidation of populations of patients and clients to provide better care in improved working environments.

PHC's current configuration of residential care services includes a mixture of intermediate and extended care across five sites — Youville Residence, SVH Langara and Brock Fahrni, Mount Saint Joseph and Holy Family. Some of these residential care services are located in aging facilities that do not meet current standards of care.

ST. VINCENT'S HOSPITAL, HEATHER FACILITY WAS CLOSED IN 2004

St. Vincent's Hospital, Heather specialized in geriatric acute and residential care for the complex elderly. The facility was located at the corner of West 33rd Avenue and Heather Street in Vancouver. The facility's programs included 80 acute care, 75 residential care beds and a 14-bed Urgent Care facility.

In March 2004, the St. Vincent's Hospital, Heather facility was closed as part of the Providence Legacy Project. The buildings on the site have since been demolished and the site is available for redevelopment.

ST. VINCENT'S HEATHER CAMPUS OF CARE SUPPORTS PHC AND VCH STRATEGIES

Through its Legacy Project, Providence Health Care is renewing its acute and residential care programs and physical infrastructure, which involves construction of new facilities and renovation of existing facilities to better accommodate improved models of care. The St. Vincent's Heather Campus of Care is a key element of the Legacy Project and a strategic priority for PHC.

The Campus of Care concept is integral to PHC's redevelopment of its eldercare facilities. The model combines Complex Care, Specialized Complex Care, Rehabilitation / Inpatient programs, Ambulatory programs, Assisted Living and Supportive Housing on a single site. Each campus will provide a continuum of integrated services that support the independence of seniors, allowing them to age in place, in a familiar community of their choosing. A successful campus will improve the health and quality of life for seniors by simplifying access to services; increasing efficiency by avoiding duplication or gaps in services; and, reducing traumatic relocations, as an individual's needs change.

Similarly, the St. Vincent's Heather Campus of Care is integral to Vancouver Coastal Health's strategy for creating a strong Community Care Network (CCN), where residential, home care and home support services work together to provide a continuous service that helps minimize pressure on the Acute Care Network.

The Campus of Care supports the goals of VCH's CCN strategy, including:

- To establish and maintain a comprehensive, integrated continuum of community care services that supports clients in the most appropriate setting
- To support the shift from acute to community services
- To prevent or delay admission to residential care by supporting a shift from residential to community care
- To improve navigation and transitions across the continuum of services
- To maintain client health status and capacity to function as independently as possible.
- To ensure that services are provided in the most efficient, effective and sustainable manner.

ASSISTED LIVING AND SUPPORTIVE HOUSING AT SVH SITE HAS BEEN APPROVED

Providence Health Care currently has under construction, a four-storey building with 60 assisted living units under the Independent Living BC Program. Assisted living units are self-contained one-bedroom apartments, supported by common activity areas and staff, as well as 24-hour emergency response. In addition, the building will have eight independent apartments for young disabled adults.

1.3 PURPOSE OF THIS REPORT

IBI/Henriquez Partners on behalf of Providence Health Care (PHC), are preparing a master plan for a "Campus of Care" at the St. Vincent's Heather Site. This rezoning application is being submitted to advance the master plan.

The purpose of the rezoning is to provide PHC with the ability to continue to operate as a Hospital, provide Primary/Complex Care, provide Assisted Living for seniors and the Young Disabled Adults, be a Center of Excellence in Geriatric Medicine. Also, included as accessory uses ancillary to the hospital, will be limited services and retail (including restaurant) uses, all of which will enhance the overall livability within the "Campus of Care" and the integration of the campus with the surrounding community.

A text amendment to the zoning allowed development of an Assisted Living project to proceed in advance of the Master Plan.

2.0 SITE ANALYSIS

2.3 SITE DESCRIPTION / TOPOGRAPHY

ACCESS / CIRCULATION

There presently are four vehicle access points to the site:

- Two entries from Heather Street:
 - One directly across from 32nd Avenue providing access to the main parking lot on the northern portion of the site via an access road running east-west with a turn around at the western edge of the North Building. This entry also provided access to the loading areas at the back of the North and East Buildings.
 - One more entry point at mid-block between 32nd and 33rd Avenues provided direct access to the main entrance of the East Building.
- Another two entries are provided from 33rd Avenue:
 - One via a drop off to the former entrance of the Main building; and
 - One access to a parking lot allowing direct access to the former entrance of the West building which housed the extended care unit.

TOPOGRAPHY / OPEN SPACE

The total change in elevation across the site is approximately 18m, generally sloping diagonally down from the south east corner to the north west corner.

Along 33rd Avenue, the slope is quite shallow from Heather Street to about mid block dropping 5m, from here the slope is significantly steeper dropping an additional 10m to the intersection of 33rd Avenue and Willow Street. The slope along the northern property line is similar to that of 33rd Avenue from east to west, starting shallowly and becoming steeper towards the west edge with a change in elevation of approximately 11m.

Along Heather Street the grade slopes consistently and gradually from south to north dropping 9m across the full depth of the site. Similarly, the slope from south to north along Willow Street is consistent and gradual with a change in elevation of approximately 5m. This slope can be used to advantage in siting buildings without creating a great deal of additional bulk and view blockage for the residences to the east.

Currently the northern half of the site is predominately covered by outdoor surface parking occupying approximately 7 000m². The remaining portion is open green space which is typically bordered by trees and bushes at the property lines to the north and west.



2.0 SITE ANALYSIS

2.5 SITE CONTEXT

CONTEXT DESCRIPTION

The St. Vincent's Hospital site at Heather and 33rd Avenue is situated between two major city streets, Cambie Street, one block to the east and Oak Street, two blocks to the west, with 33rd Avenue being a minor east-west connector between the two. Both Cambie Street and Oak Street are public transit routes with bus stops within a short walking distance from the site.

The Children's and Women's Health Centre of BC is located directly to the north / north west of the St. Vincent's site. A green buffer zone along the southern edge of Health Centre Campus provides the Heather site with a generous open green space directly to the north and also provides visual access to one of the most spectacular views in the city.

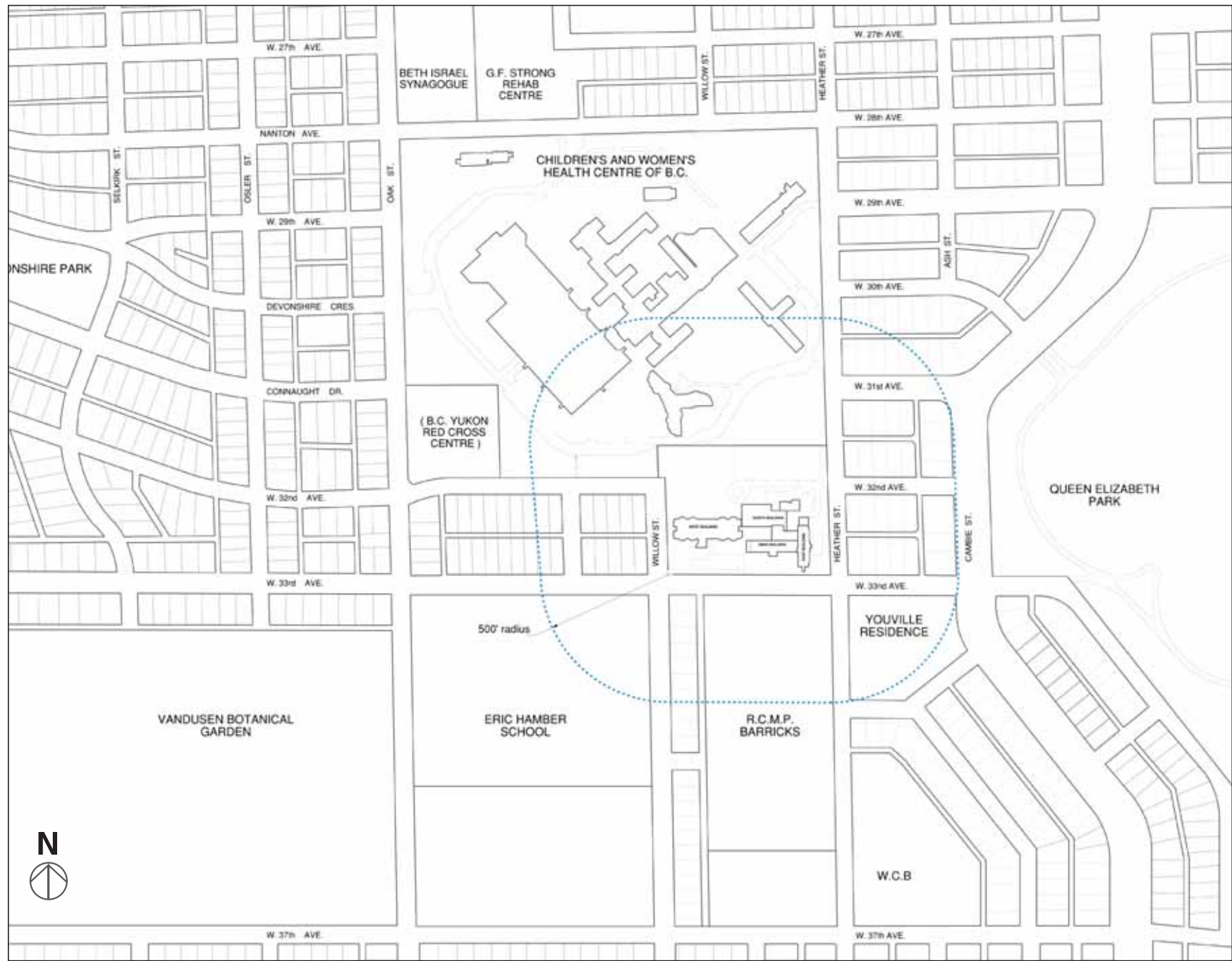
Another institutional property, the RCMP Barracks, is located directly to the south across 33rd Avenue. The building is set deep within a large open lot with fairly dense landscaping along the property line providing more open green space adjacent to the St. Vincent's site. Excellent vistas are available of the RCMP training facility, a 1912 tudor-style building designed by Samuel Maclure, which originally served as the Langara private school for boys.

To the south east is the Youville Residence, an Intermediate Care Facility licensed for both intermediate and personal care residents, which is also operated by Providence Health Care. The current structure, at 33rd and Heather, was opened in 1969. Ongoing renovations continue to improve the facilities environmental quality. Youville Residence was named after the Foundress of the Grey Nuns, Margrete d'Youville. A Development Permit for an addition to Youville was issued but has since lapsed.

Eric Hamber Secondary School, just to the south west of St. Vincent's, was built in 1962. The school has a student population of 1680 and through a variety of extra-curricular activities and many community partnerships plays an important role in the life of the community.

Other properties of interest in proximity to the site include the 52 hectare Queen Elizabeth Park acquired in 1929 by the Vancouver Park Board. The 22-hectare Van Dusen Botanical Garden has attained an international stature since opening to the public in 1975.

The remainder of properties surrounding St. Vincent's Hospital are mostly single family residences dating from the mid forties to the present time with a typical lot size of approximately 50' by 140'. Six of these houses are across the street from the subject site: one at 33rd and Willow; three along Heather between 33rd and the lane north of 32nd; and two on Willow west of the site (see plan). Special attention will be taken of how the development affects these neighbours.



4.0 REZONING PROPOSAL

4.2 URBAN DESIGN RATIONALE

The proposed "Campus of Care" master plan consists of two components, which include Dwelling/Assisted/Living Housing facilities and a hospital. The building massing will consist of a mixture of building heights (four stories to six stories plus penthouse mechanical spaces, fume hoods/exhausts) and the massing will be articulated into smaller components to complement the surrounding context. The primary building entrances will face onto an internal mews.

The internal L-shaped mews will connect to 33rd Avenue and Heather Street. The main entrance to the site will be from 33rd with direct access to underground parking located under the central pavilion. There will also be underground parking below the North Housing Facility. A minimum amount of short-term surface parking is provided for pick-up and drop-off. For further information on traffic flows and parking refer to the traffic engineering report appended.

The Assisted Living facility is currently under construction. The facility will be located at the southeast corner of the site with direct access from Heather Street and pedestrian access to 33rd Avenue. The Assisted Living facility is set back 17.0m from the property line along Heather Street to provide continuation of a green strip running north-south along Heather Street. The facility will be four stories in height and will be oriented in the north-south direction. The west elevation of the Assisted Living facility opens out onto a shared common outdoor space for the entire "Campus of Care".

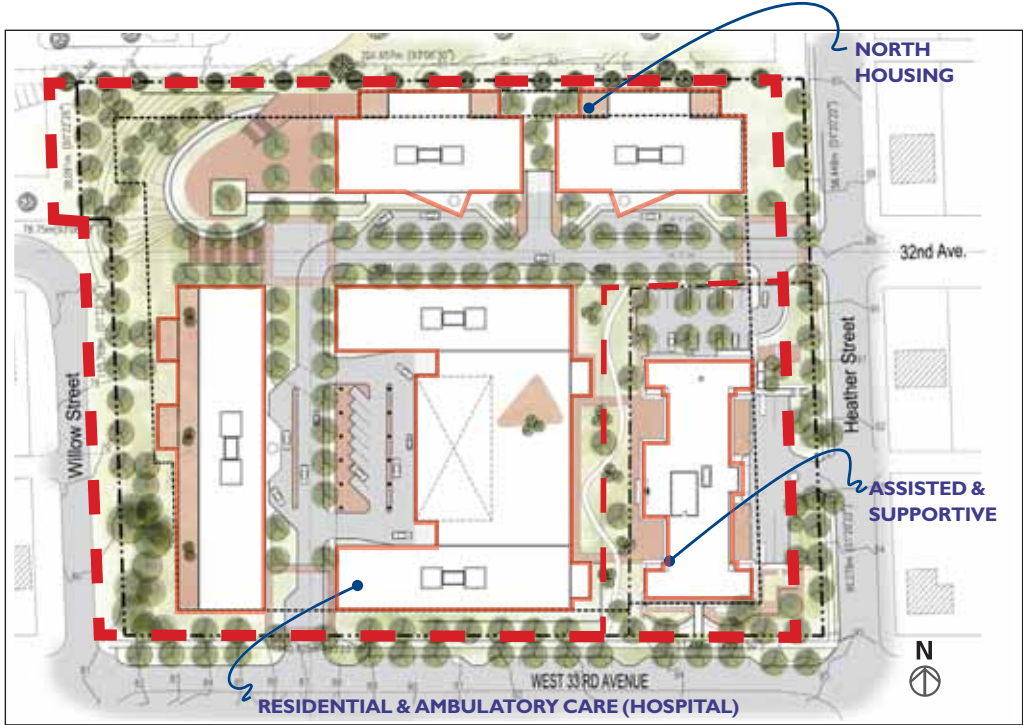
The campus is oriented in the east-west direction with the main entrance oriented to the west, facing onto the internal mews. The campus hospital massing will consist of four components, which include a Central Pavilion, South Wing, North Wing and a West Wing. The Central Pavilion will include public uses such as administration, drug store, retail, food services, coffee shop, ambulatory care facilities, deliveries, and related support spaces. The South Wing will provide public spaces at ground level with patient or resident rooms above. The North-Wing will accommodate ambulatory services, adult daycare and patient or resident rooms above. The program for the facility has not been finalized and some of the uses have not been defined and spatial locations/adjacencies may vary.

The South Wing of the campus fronts 33rd and will be 5 storeys high with patient or resident rooms facing towards the street. The façade will be articulated to provide a presence along 33rd street. The North Wing is oriented to the north and faces onto the mews. The main floor of the North Wing will have entries onto the mews and the upper floors will accommodate patient and resident rooms. The North Wing is also located at the lowest grade elevation on the site and is significantly setback from 33rd street and Heather Street and therefore has a height of 6 stories.

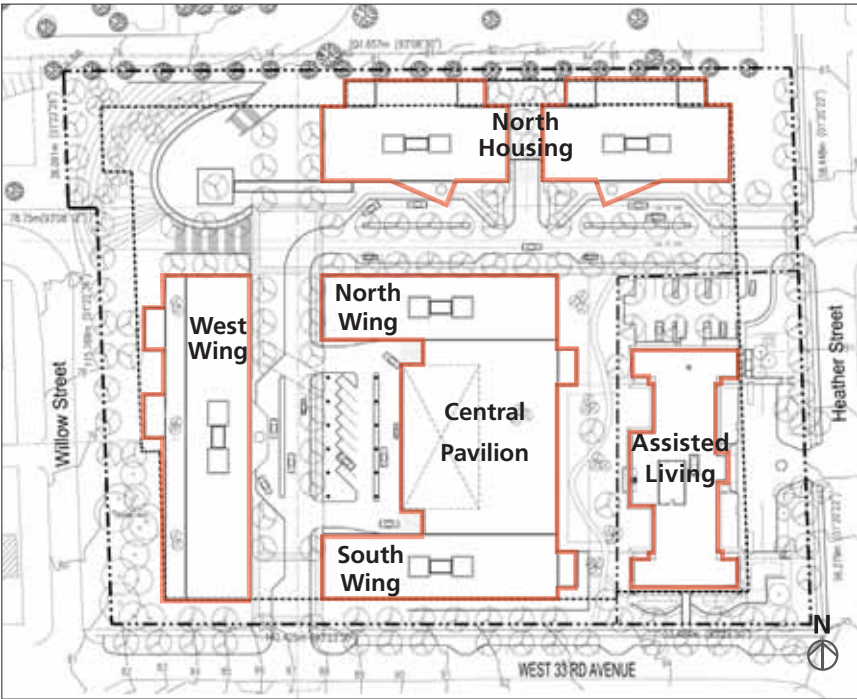
The West Wing will provide some public programs, support spaces and patient rooms. Due to grade changes the main entrance to the West Wing is at the second level. The building faces Willow Street and gradually terraces up towards the east from 3 floors to 4 floors and then to 5 floors. The roof terraces will have outdoor spaces and roof gardens.

The North Housing Complex is located in the northeast corner of the site. The east elevation of the structure will be 3.5 stories high, (facing Heather street) and the west elevation will be 4 stories high along the west façade. The main entrance is located along the mews. There will be surface parking for pick-up and drop-off along the mews in front of the North Housing and access to underground parking will be provided from the center below the building.

There will also be an outdoor open space in the north-west corner of the site. This outdoor space will have direct access from the North Housing and it will provide ramps and stairs for access to the Children's and Women's Hospital site and to Willow Street.

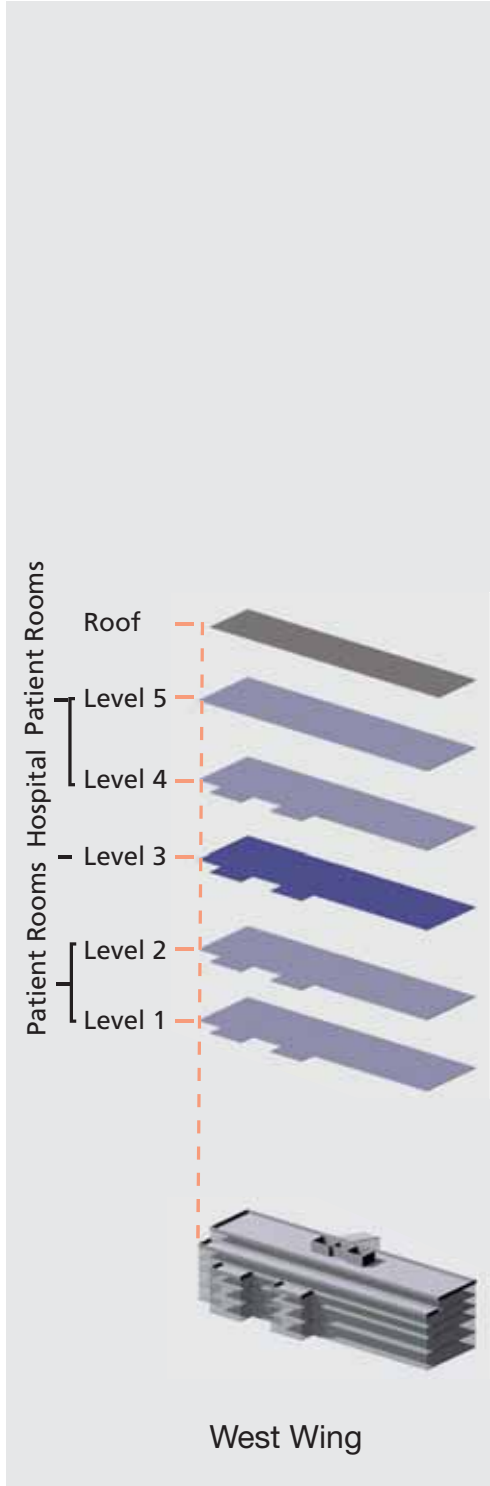
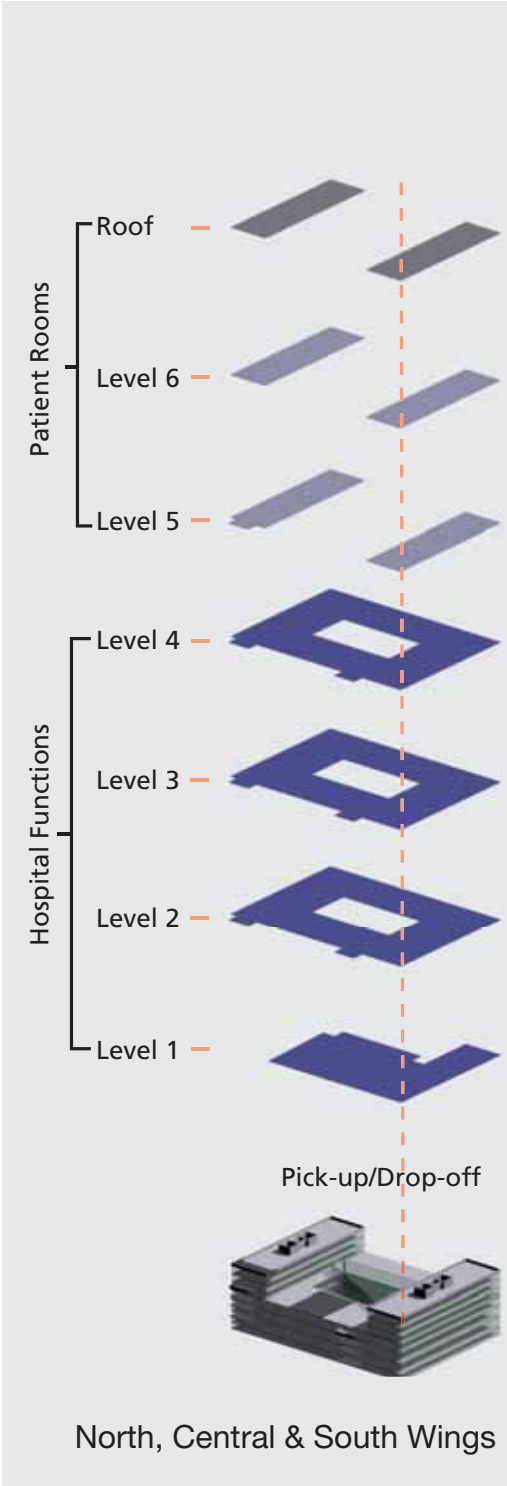
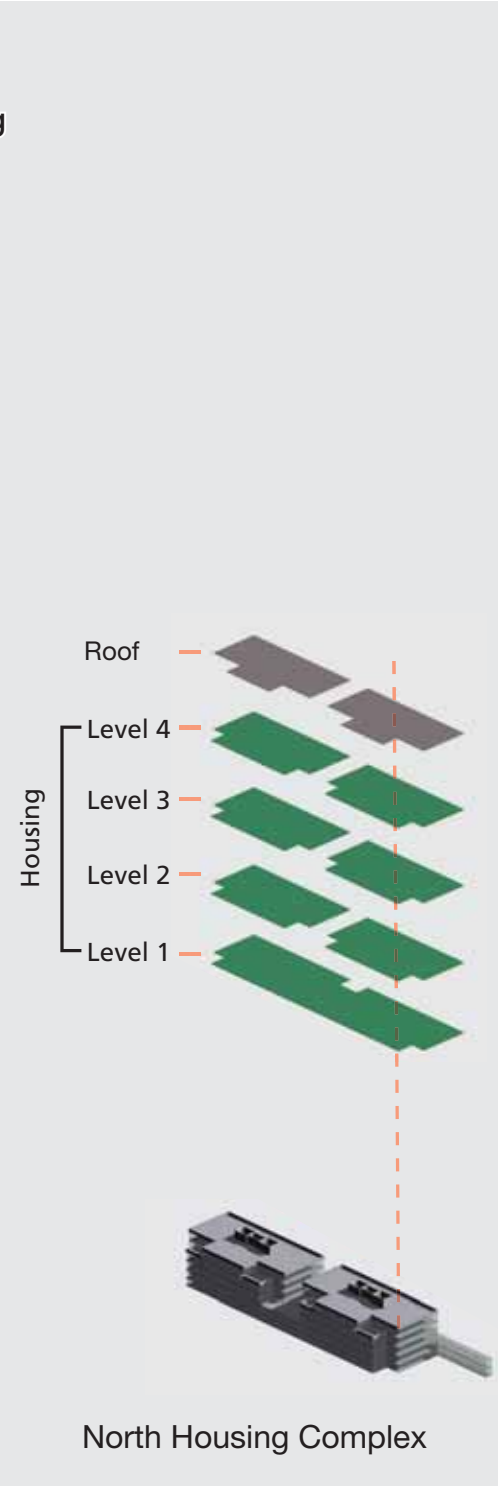
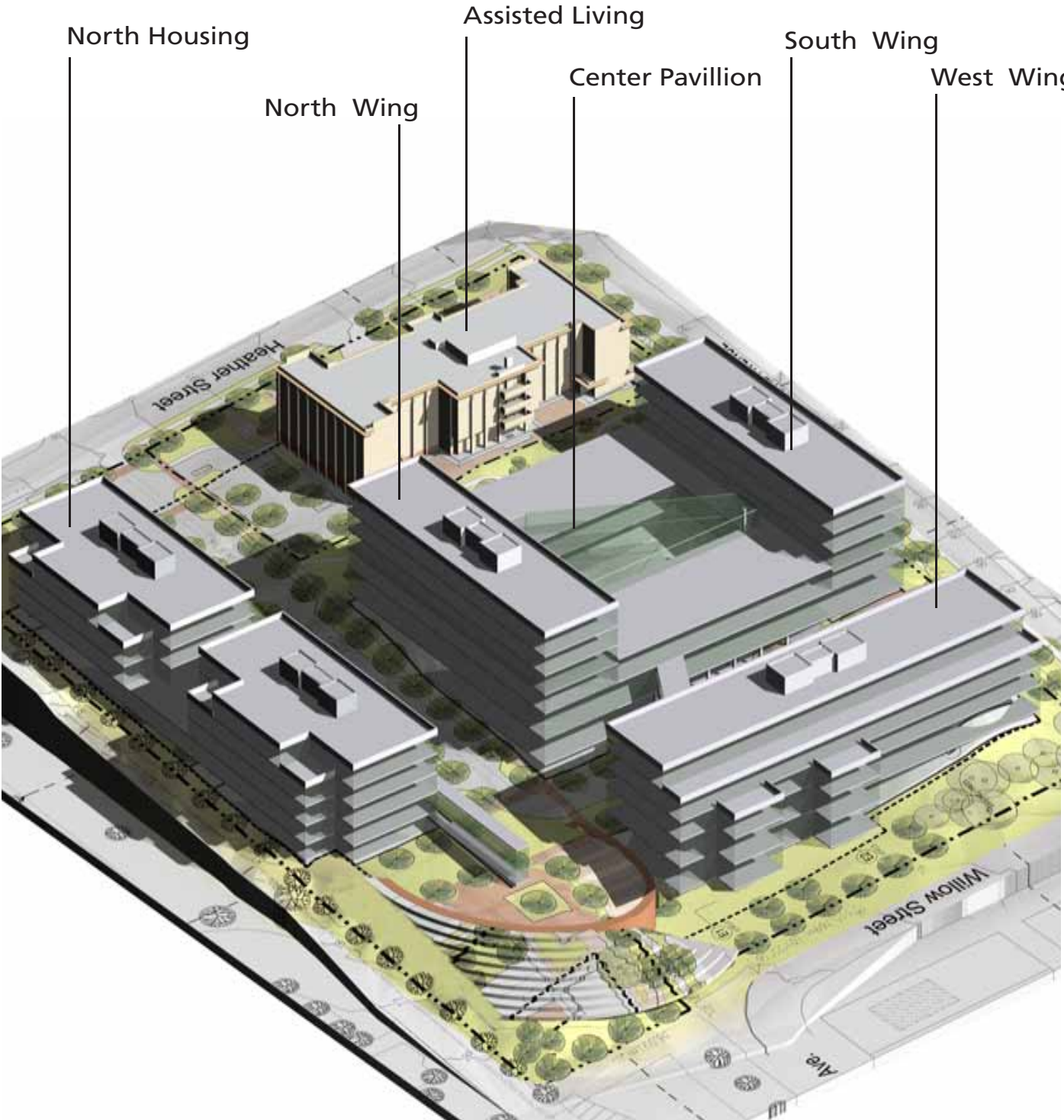


Master Plan



4.0 REZONING PROPOSAL

Buildings Perspective 3D



4.0 REZONING PROPOSAL

4.7 OPEN SPACES

The project's buildings are arranged around two organizing mews:

1. An East-West pedestrian and vehicular mews on the 32nd Ave. alignment.
2. A North-South pedestrian and vehicular mews

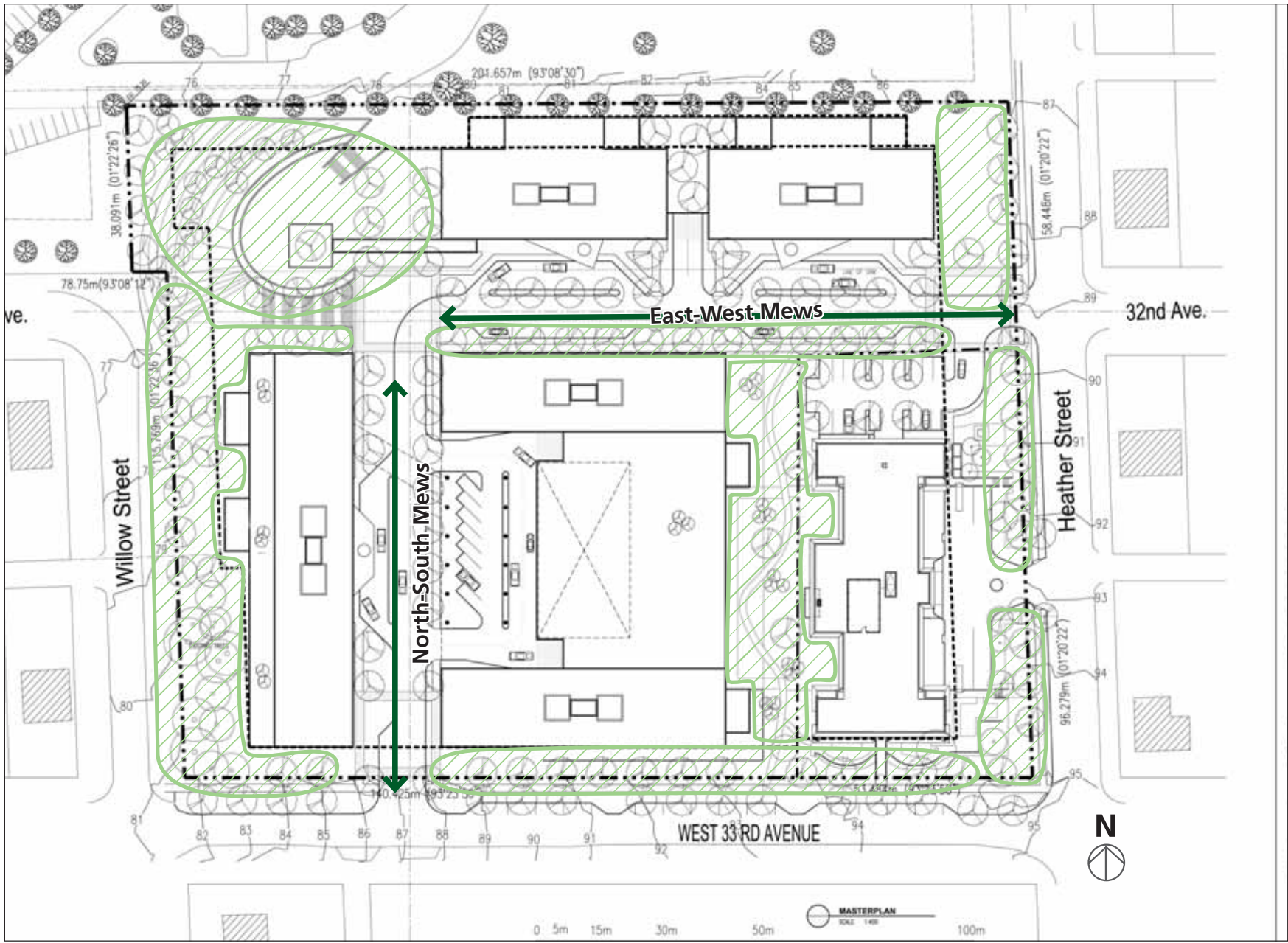
Open spaces will be characterized by:

- A variety of scales, locations and orientations, to provide varied outdoor activities and experiences for residents.
- Terraces
- Gardens on the podiums of buildings, to provide outdoor open space immediately accessible from indoor common spaces and shelter from elements with sun access. Resident gardening will be a popular activity.

4.8 LANDSCAPING

It is the intention to preserve as much of the mature planting as possible. The mews will be reinforced with a canopy of trees on both sides.

The site set-back will be landscaped, and will include existing, mature trees.



Open Space Diagram

4.0 REZONING PROPOSAL

4.10 SHADOWS

No major shadow impacts are anticipated from the development onto private residential lots which exceed that which exists today (mainly from trees).

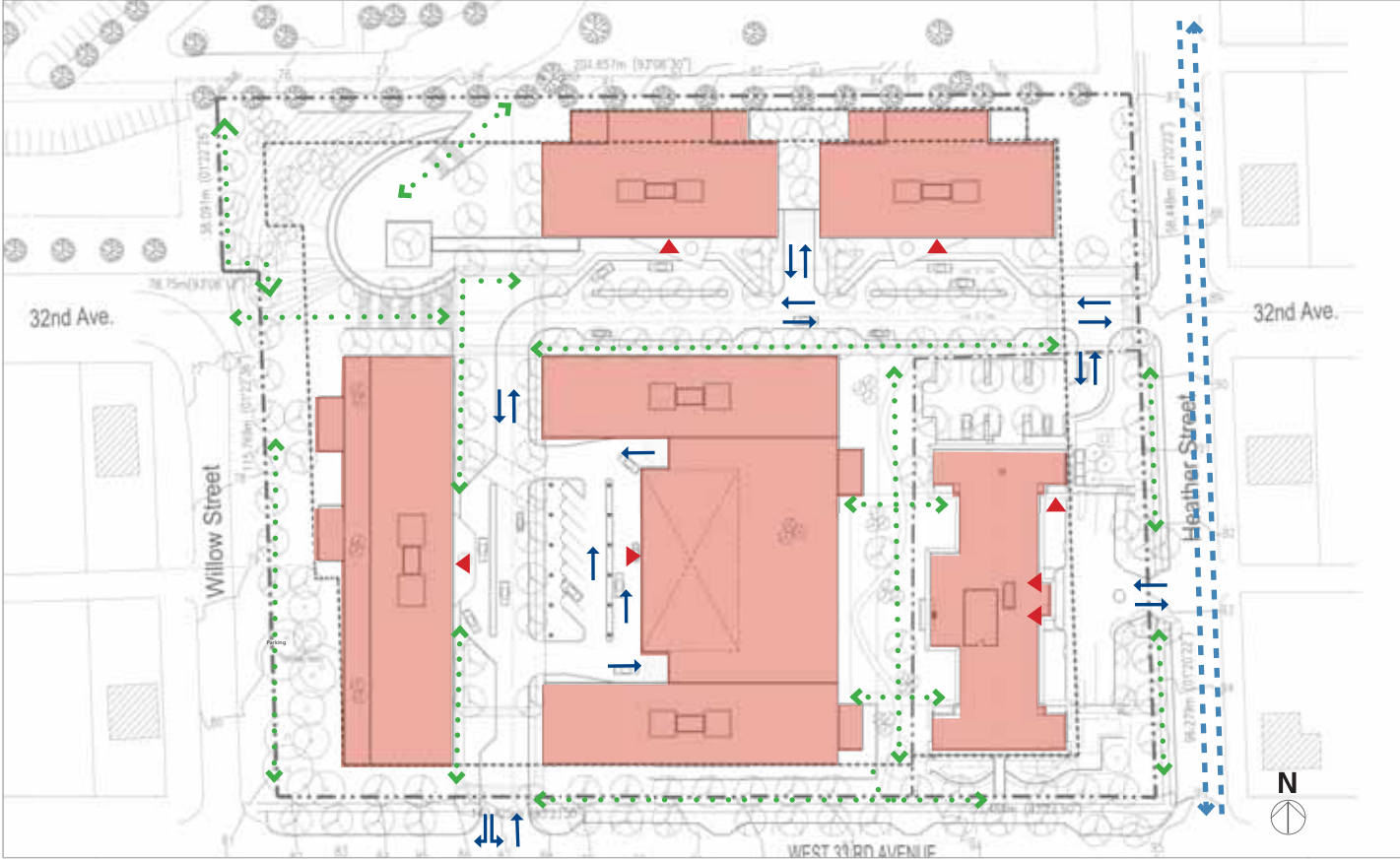
4.11 ACCESS/CIRCULATION

As with the current development, access to the site will continue to be from both Heather Street and 33rd Avenue.

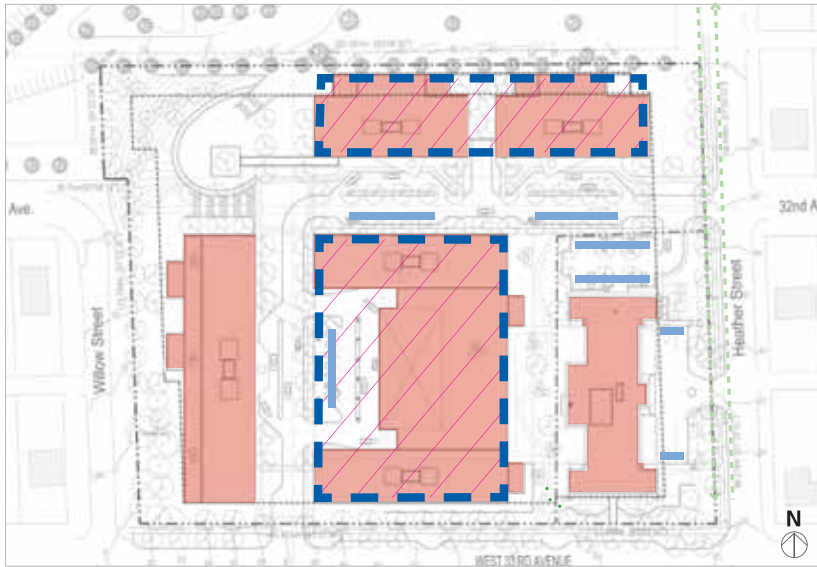
- The main circulation through the site will be from 33rd Ave into a pedestrian and vehicular mews.
- Drop-offs will be provided at building entrances, with short term parking in the mews, an important feature for care facilities that have visitors coming for short periods of time.
- Access to loading / services would be off the mews and 33rd Avenue. No access is provided from Willow Street due to the need to maintain the residential low level of traffic existing at present. It may be necessary to provide access for fire trucks into the mews via a knock-down bollard system.

4.12 PARKING & TRAFFIC

- The majority of parking is located underground. There will be some short term parking at grade. A traffic analysis has been completed and submitted to the City of Vancouver. A summary of the traffic report has been included in the appendix.



Circulation Diagram



Parking Diagram

LEGEND	
	Bike Route
	Pedestrian Access
	Vehicular Access
	Main Entrance
	Surface Parking
	Underground Parking

APPENDIX 3 TRAFFIC REPORT (EXECUTIVE SUMMARY)

IBI GROUP REPORT

Providence Health Care
ST. VINCENT'S HOSPITAL TRAFFIC IMPACT ASSESSMENT

EXECUTIVE SUMMARY

This traffic impact analysis has been carried out to determine the relative impacts associated with a number of development proposals in the vicinity of the St. Vincent's Hospital site in Vancouver. The area under investigation is bounded by Willow Street on the west, Heather Street on the east, 33rd Avenue on the north and 37th Avenue on the south. The following sites are included in this study:

- St. Vincent's Hospital Campus of Care;
- Future development of Children's & Women's Health Centre of British Columbia (Phases 3 and 4);
- Expansion of Eric Hamber Secondary School at 5025 Willow Street (already constructed);
- Expansion of the Ecole Rose de Vents – CSF (Conseil Scolair Francophone) at 5365 Baillie Street;
- Future redevelopment of the RCMP lands, across West 33rd Avenue, to residential use (approximately 800 to 1000 dwelling units); and
- Development of a new sports field and recreational park at the northwest corner of West 37th Avenue and Willow Street.

This report summarizes the estimated transportation impacts associated with the new developments, relative to previous and current traffic volumes, and the estimated traffic volumes at each of the intersections generated by each of the different development proposals.

DEVELOPMENT PROPOSALS

St. Vincent's Hospital

The St. Vincent's Hospital site is 7.2 acres and is located on the northwest corner of Heather Street and 33rd Avenue in Vancouver. The site was formerly used as a long term care hospital, employing 480 full-time equivalent employees and accommodating 60 visiting physicians and volunteers visiting the hospital on a regular basis. The proposed development is a combination of long term care and daycare, and will involve approximately 450 staff at the health care facility, numbers quite similar to the previous use at the facility.

Children's and Women's Health Centre of British Columbia

The Children's and Women's Health Centre of British Columbia is located on a shared campus on the east side of Oak Street in Vancouver, between 28th Avenue and 32nd Avenue, extending east to Heather Street. The existing development employs approximately 2,750 FTE on an area of land comprising 46 acres with 129,000 m² gross building area. The Phases three and four expansions of the health centre will add an additional 29,000 m² building area and 790 FTE. The anticipated completion date for these expansions is 2009.

Eric Hamber Secondary School

Eric Hamber Secondary School is situated in an established single-family residential area, bounded by 33rd Avenue to the north, Willow Street to the east, 37th Avenue to the south, and Oak Street to the west. In recent years, the school has been expanded from its previous student enrolment of approximately 1509 students to 1782 students. As well, the number of teachers and support staff

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IBI GROUP REPORT

Providence Health Care
ST. VINCENT'S HOSPITAL TRAFFIC IMPACT ASSESSMENT

have been increased from 128 to 148. This expansion has occurred as of September 2006, and traffic generated in this expansion is included in the background traffic presented herein.

Ecole Rose de Vents – CSF (Conseil Scolair Francophone)

CSF Elementary School is located in the vicinity of Eric Hamber Secondary School, bounded by 39th Avenue to the south, 37th Avenue to the north, Willow Street to the west, and Baillie Street to the east. The proposed expansion of the school is expected to increase the student enrolment from 133 students in 2003 (187 in 2004/2005 and 230 in 2005/2006) to 260 students in the future. In addition, the school district is proposing to move all 350 CSF students at Kitsilano Secondary School in Vancouver on 10th Avenue to the CSF site. The move will increase the total student enrolment to 660 students and number of staff members to 62.

Residential Developments – RCMP Lands

The RCMP lands are located across 33rd Avenue from the St. Vincent's Hospital, bordered by 33rd Avenue and McGuigan Avenue to the north, 37th Avenue to the south, Willow Street to the west, and Heather Street and Ash Street to the east. Currently, the Fairmont Complex is an RCMP facility accommodating 1,320 permanent FTEs and 330 transient employees. The site is proposed to be redeveloped to residential development, which will accommodate 800 to 1,000 dwelling units.

Park Site at 37th Avenue & Oak Street

The development concept for the park site at 37th Avenue and Oak Street will include a soccer and Ultimate playing field; informal play areas; walking/jogging trails; a children's play area; an off-leash dog area; natural areas and bird habitat. During school hours, the site will be used by the CSF school for school recreational activities. Outside of school hours, the site will be used by the Vancouver Ultimate League (VUL) to support league play and possibly enable VUL to stage tournaments. The field would be available for public use outside of league play.

TRAFFIC AND PARKING ESTIMATES METHODOLOGY

Traffic Forecasting Methodology

Since traffic and parking estimates from the previous development are not known, estimates were made of traffic and parking requirements associated with the previous development and traffic and parking associated with the proposed development. The changes in traffic volumes were then analyzed for some adjacent critical intersections.

Two methodologies were used for estimating trip generations:

- Institute of Traffic Engineers Methodology, which is widely used throughout North America, but represents typically higher auto usage than is observed in Vancouver.
- Surveys of institutions carried out by IBI Group over the past 10 years, which better reflects current mode choice patterns and impacts of travel demand management policies.

Parking Forecasts

Based on the IBI survey methodology, it is estimated that the proposed St. Vincent's Hospital Campus of Care will require approximately 245 employee and visitor parking spaces, similar to the previous development.

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APPENDIX 3 TRAFFIC REPORT (EXECUTIVE SUMMARY)

IBI GROUP REPORT

Providence Health Care
ST. VINCENT'S HOSPITAL TRAFFIC IMPACT ASSESSMENT

Using the ITE parking rates, the total parking requirements would be 285 spaces, approximately 40 spaces higher than the IBI survey parking rates. It is believed that the IBI survey methodology is a better representation of the mode split and parking requirements.

The parking bylaw rates require a total of 324 parking spaces for the proposed St. Vincent's Hospital Campus of Care. We believe these requirements are excessive, and do not reflect the City's objectives of reduction in auto traffic.

TRAFFIC IMPACT ANALYSIS

Trip Generation

Current traffic counts were obtained for the adjacent intersections of 33rd Avenue & Heather Street (pedestrian signal), 33rd Avenue & Cambie Street (full signalized intersection), 33rd Avenue & Willow Street (two-way stop-controlled), 37th Avenue & Willow Street (roundabout), and 37th Avenue & Heather Street (4-way stop-controlled). The counts were obtained in October 2005 and April 2006 after the demolition of the previous St. Vincent's Hospital and after the expansion of Eric Hamber Secondary School.

It is estimated that the proposed St. Vincent's Hospital Campus of Care will generate in the peak direction approximately 102 vehicles per hour inbound in the morning and 120 vehicles per hour outbound in the evening, a slight decrease of 6 and 13 vehicles per hour relative to the previous hospital development, respectively, as shown in the table below.

Exhibit i Estimates of Trip Generation for Development Proposals

Site Description	AM Peak						PM Peak					
	No TDM			With TDM			No TDM			With TDM		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Previous or Existing Developments												
Eric Hamber Secondary School Expansion	120	52	172	104	45	149	76	86	162	66	74	140
Less RCMP Operations	-393	-49	-442	-393	-49	-442	-177	-395	-572	-177	-395	-572
Less SVH Hospital (Pre 2002)	-108	-46	-154	-108	-46	-154	-57	-133	-190	-57	-133	-190
New Developments												
SVH Campus of Care	102	57	159	92	52	144	65	120	185	59	108	167
Children's & Women's Hospital Expansion	121	20	141	114	19	133	75	184	259	71	173	243
CSF School Expansion	83	35	118	77	33	110	54	60	114	50	56	107
Residential Development (RCMP Site)	68	254	322	60	226	286	296	160	456	264	142	405
Park Site	1	1	2	1	1	2	20	9	29	14	6	20
Total Growth	375	367	742	344	331	675	510	533	1043	458	485	942
Net Growth (Less RCMP + SVH 2002):	-6	324	318	-53	281	228	352	91	443	290	31	320

The existing Fairmont Complex on the RCMP lands will be moved to another location in the future, and the lands will be redeveloped into residential apartments. With the removal of the Fairmont Complex, traffic volumes along adjacent streets will be reduced by 440 to 570 vehicles during the peak traffic hours.

The traffic volumes generated from the above development sites (not including Eric Hamber Secondary School because the expansion has been constructed and captured in the existing traffic volumes) are shown in the table. These developments will generate a total of 742 vehicles in the AM peak and 1,043 vehicles in the PM peak. However, deducting the previous hospital trips and the current RCMP trips, the net increase in trip generation is approximately 318 vehicles in the AM peak and 443 vehicles in the PM peak, due primarily to the Children's & Women's Hospital expansion and the CSF School expansion.

IBI GROUP REPORT

Providence Health Care
ST. VINCENT'S HOSPITAL TRAFFIC IMPACT ASSESSMENT

Traffic Assignment

Exhibits ii – v following present the estimated vehicle trips generated by each development passing through the adjacent intersections during the AM and PM peak hours in comparison to estimated background traffic. The tables can be used to estimate the impact each of the six development proposals will have on each intersection.

The traffic volume increases at these intersections are minimal and can be accommodated by the existing roadway and traffic control system. Although the increase is minimal, it is recommended that the two-way stop-controlled intersection 33rd Avenue & Willow be upgraded to a pedestrian/bike actuated intersection to reduce conflicts between vehicles and pedestrians, especially between vehicles and students from Eric Hamber Secondary School and local residents using the future park development. In addition, it is recommended that the intersection of 33rd Avenue & Heather Street be upgraded to a semi-actuated traffic signal with detectors installed on both legs of Heather Street. Installing traffic detection along Heather Street should provide more green time and safer entries for left-turn and thru vehicles from Heather Street to 33rd Avenue.

The preferred access arrangement for the St. Vincent's Hospital include two accesses, one full-directional access on Heather Street and one right-in right-out access on 33rd Avenue. The separate accesses on Heather Street and 33rd Avenue will minimize the number of left turn movements out of the site, a movement which is subject to high delay, and one which is more likely to incur accidents. There is a significant grade drop from east to west on 33rd Avenue, which will affect location of accesses in order to provide adequate sight distances. Accesses to 33rd Avenue should be located at the top or bottom of the hill, to provide maximum sight distances.

Impacts of TDM Measures

The City of Vancouver Transportation Plan calls for developers to commit to travel demand management policies, designed to reduce auto traffic and encourage transit travel, walk and cycle. It is expected that these developments will adopt some level of Transportation Demand Management (TDM) measures in order to meet the goals of the City of Vancouver, which emphasize reduction of single occupancy vehicle (SOV) use and promote alternative modes of transportation such as walk/bike and transit. With successful TDM measures implemented in these developments, it is expected that the total vehicular trip generation will be reduced by 9% to 10%. The recommended traffic improvements described above will still be required.