

Providence Health Care Clinical Support and Research Centre

Zoning Bylaw CD-1 (761)

Development Permit
11/03/2024

ARCHITECTURAL

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- DP101M LEVEL 1M FLOOR PLAN
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- DP302 NORTH ELEVATION
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- DP304 EAST ELEVATION
- DP310 STREETSCAPES
- DP401 BUILDING SECTION - NS
- DP402 BUILDING SECTION - EW



Zoning Statistics:

Clinical Support & Research Centre Project Data	
Property Address	1002 Station Street
Legal Address	Lot A, District Lot 2037, Group 1, New Westminster District, Plan EP116059

Project Information Table	
Zoning (Existing)	CD-1 (761)
Site area (m ²)	4178.03
Total Floor Area (m ²)	37062.32
Commercial Floor Area (m ²)	1394.85
Height of Building - Geodetic (m)	65.5m
Number of Storeys	13
Parking Stalls (number) on site	219
Bicycle Parking Number (Class A + Class B)	151 + 12
Building Setbacks (m)	
Front Yard - National Avenue	1m
Rear Yard - Healthcare Drive	N/A
Side Yard - New High Street	3m
Side Yard - Healthcare Boulevard	N/A

Zoning Floor Area Computation:

Level	A: Floor Area (sqm)	B: Area Exclusion: Parking (sqm)	C: Area Exclusion: Services (sqm)	D: Area Exclusion: Patio / Roof Deck (sqm)	E: (A-B-C-D) Total Floor Area (sqm)
Level P3A	1235.52	1235.52	0	0	0
Level P3	3820.72	3820.72	0	0	0
Level P2	3820.72	3820.72	0	0	0
Level P1	3820.26	2281.72	201.01	0	1337.53
Level 1	3212.4	563.47	94.8	0	2554.13
Level 1M	468.56	0	0	0	468.56
Level 2	3355.02	0	0	0	3355.02
Level 3	3330.12	0	0	669.03	2661.09
Level 4	2661.09	0	0	0	2661.09
Level 5	3102.17	0	0	0	3102.17
Level 6	3102.17	0	0	0	3102.17
Level 7	3099.09	0	0	142.99	2956.1
Level 8	3099.09	0	0	142.99	2956.1
Level 9	2972.09	0	0	0	2972.09
Level 10	2972.09	0	0	0	2972.09
Level 11	2972.09	0	0	0	2972.09
Level 12	2972.09	0	0	0	2972.09
Level 13	1768.29	0	1768.29	0	0
Level 13M	125.11	0	125.11	0	0
Total Floor Area					37062.32

Bicycle Parking Computation:

Level	Floor Area (sqm)	Class A Bicycle Space Requirement: area (sqm) per 1 space	Class B Bicycle Space Requirement: flat rate	Class A spaces	Class B Spaces
Office Uses	23252.54	170	6	137	6
Retail	1394.85	340	6	4	6
Childcare	800.23	n/a	n/a	0	3
			Total Required:	141	12
			Total Provided:	151	12

Loading:

2 Class B spaces (Loading Bay)

Off-street Parking Count:

Health Precinct maximum: 1600. Hospital Provided: 1191. Remaining permitted: 409

Type	Count	Max allowed	Proposed
Standard	125		
Standard Small	79	40%	36%
Accessible	15		
Passenger Total	219		

Parking Electrification:

Type	percent	total
Stalls - no outlets		109
Stalls - outlets	45%	99
Stalls - Level 2 outlets	5%	11

Architect
Diamond Schmitt Architects
384 Adelaide Street West, Suite 100
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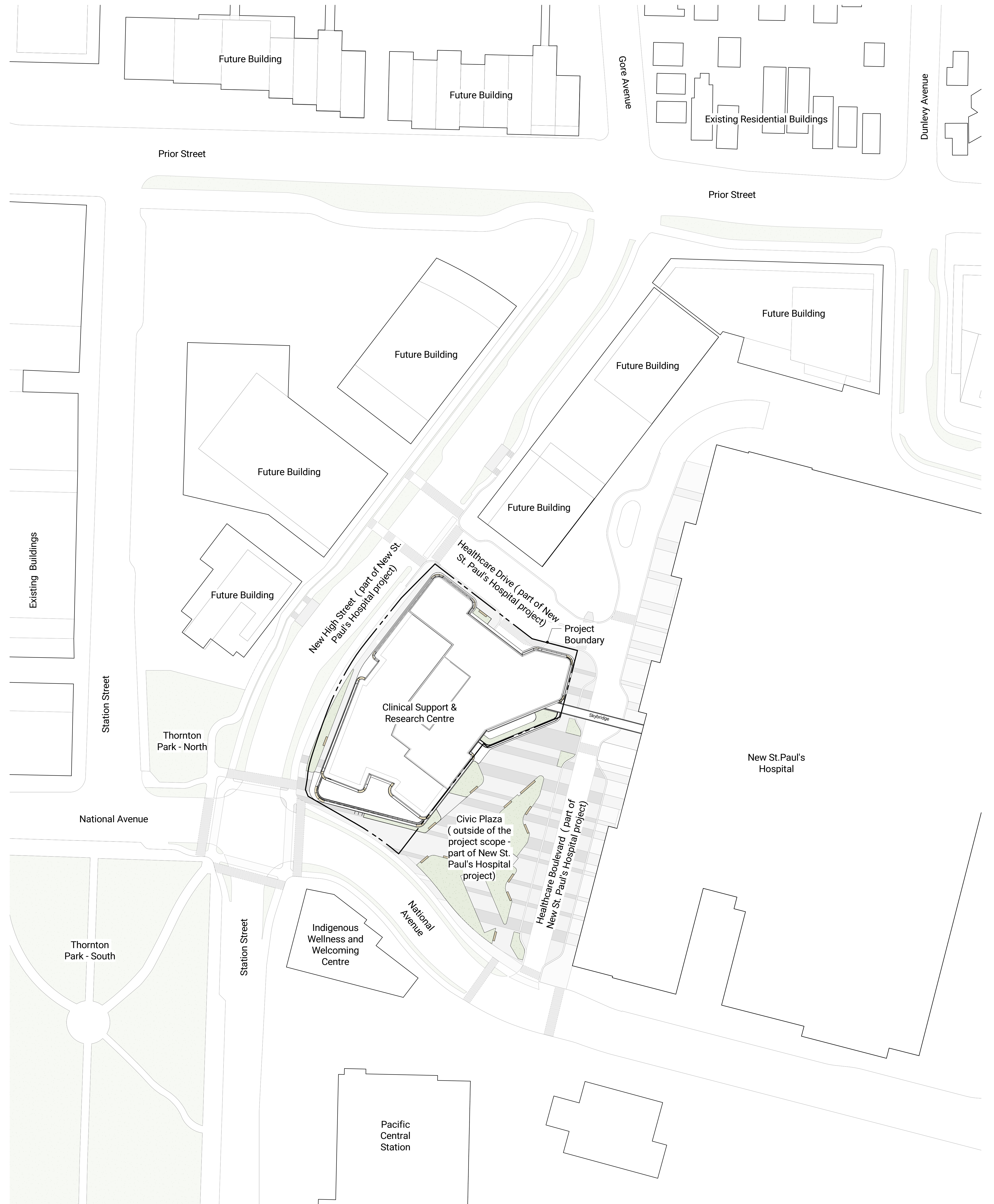
Building Envelope Consultant
RDH Building Science
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GUNN Consultants Inc
1020 Mainland Street
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Wayfinding Consultant
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303, 145 Front St
Toronto ON M5A 1E3
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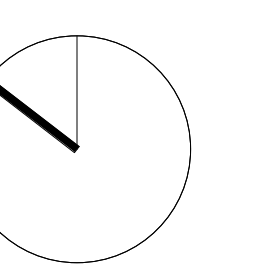
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**Clinical Support
and Research
Centre**

220005

CONTEXT PLAN
1:500
DP001

2024-03-11 3:46 PM

TOPOGRAPHIC SURVEY PLAN OF PART OF LOT A, DISTRICT LOT 2037, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP116059

PID: 031-626-041

SCALE 1:150
ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 110mm IN WIDTH BY 86mm IN HEIGHT (E 323) WHEN PLOTTED AT A SCALE OF 1:150

ADDRESS:
1002 STATION STREET,
CITY OF VANCOUVER, B.C.

ELEVATION
ELEVATIONS ARE GEODETIC AND DERIVED FROM CONTROL MONUMENT V-204 WITH ELEVATION = 4.527m OVD2008/0018

- LEGEND**
- DENOTES STORM CULVERT
 - V— DENOTES VALVE/WATER WALL
 - F— DENOTES FIRE HYDRANT
 - 1234 ○ DENOTES (MHS-SAL, MHS-HUTILITY) WITH POINT NUMBER, ELEV, DESC
 - DENOTES CATCH BASIN
 - ^{RV} DENOTES POWER POLE WITH TELEPHONE
 - G— DENOTES GAS VALVE
 - DENOTES ANJUNCTION BOX
 - W— DENOTES WATER METER
 - ||— DENOTES TOP OF BANK
 - - - - - DENOTES BOTTOM OF SLOPE
 - + + + + + DENOTES ROAD CENTERLINE (LOCATION LINE)
 - |||— DENOTES PAVEMENT EDGE

NOTES
LOT DIMENSIONS ARE DERIVED FROM POSTING PLAN EPP116059.
THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

LOT A IS SUBJECT TO THE FOLLOWING NON-FINANCIAL CHARGES AND INTERESTS, WHICH MAY AFFECT THE POSITIONING OF STRUCTURES ON PROPERTY:

- | | |
|----------------------------------|-----------|
| EASEMENT AND INDEMNITY AGREEMENT | 15517M |
| EASEMENT AND INDEMNITY AGREEMENT | 0204088 |
| STATUTORY RIGHT OF WAY | 8046224 |
| STATUTORY RIGHT OF WAY | 8046225 |
| STATUTORY RIGHT OF WAY | B79202A |
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KUNAL JAIN, BC25 1053
1ST DAY OF FEBRUARY, 2024
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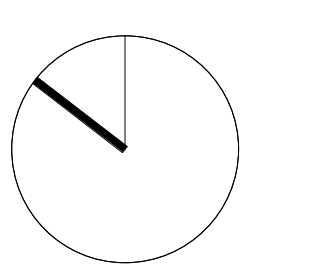


Clinical Support & Research Centre
1002 Station Street, Vancouver
FFE 4950

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5	11/03/2024	Development Permit



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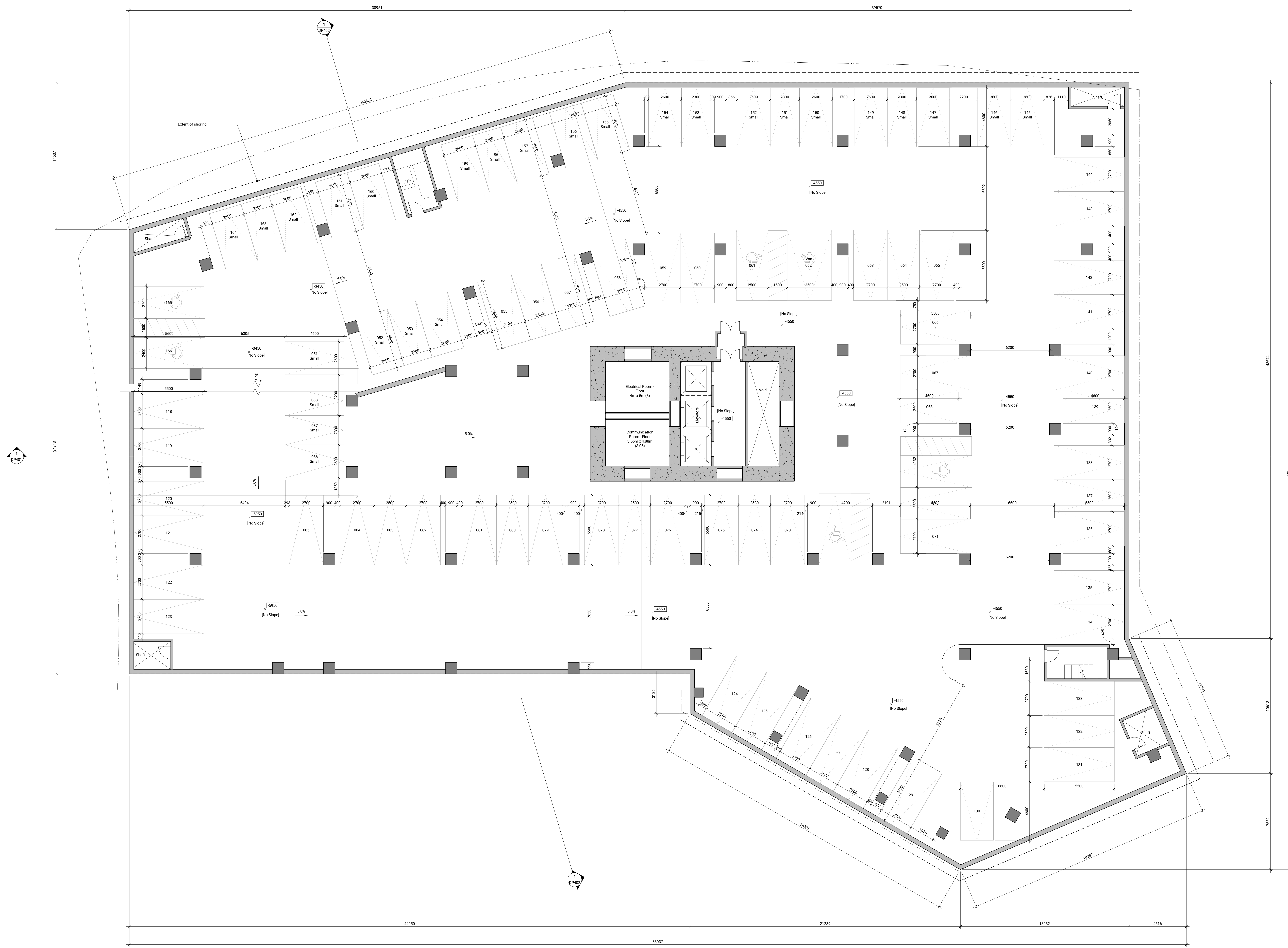
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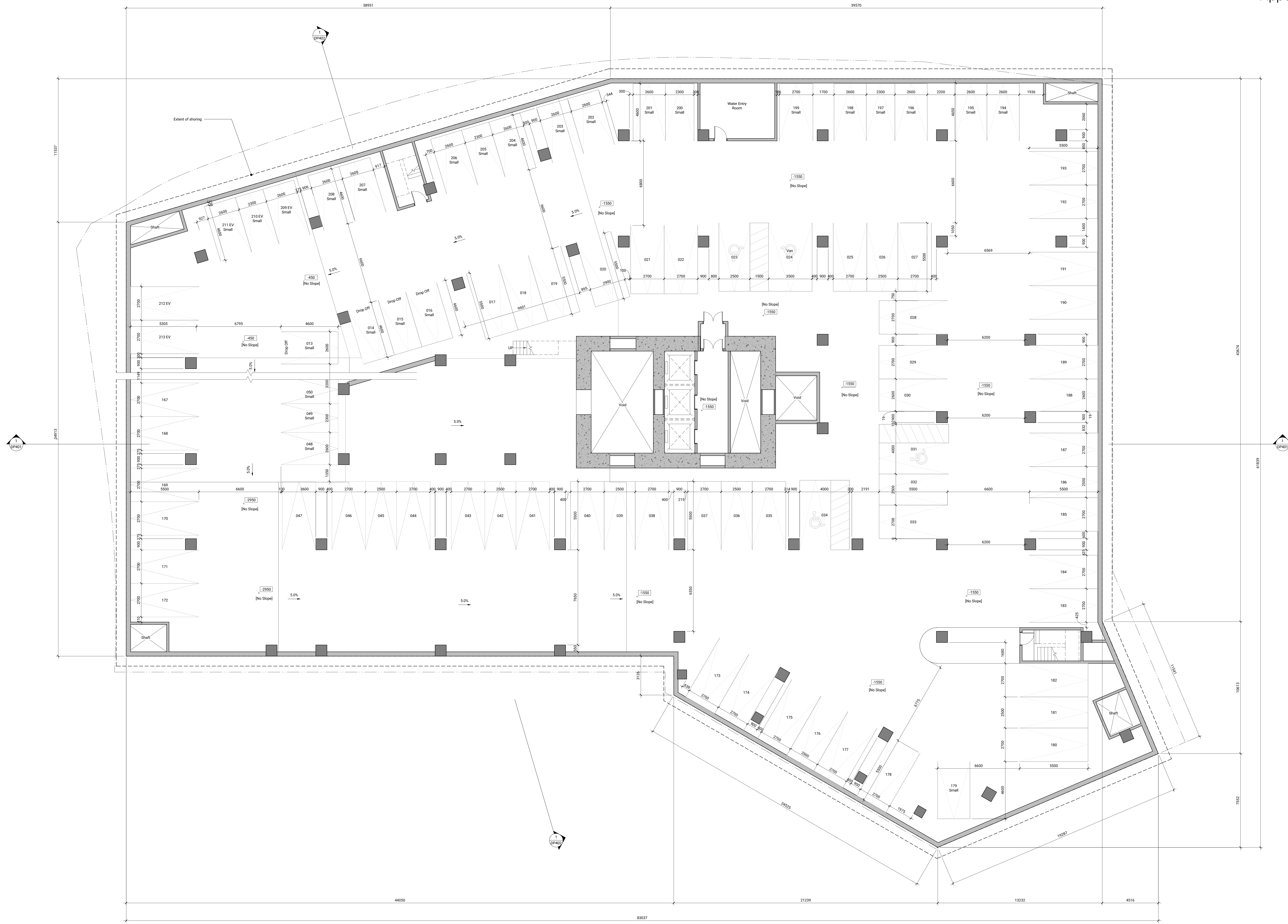
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SITE PLAN
1:200
DP003

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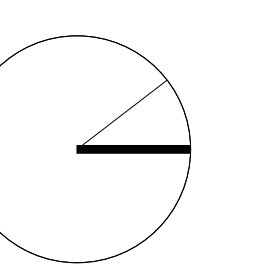




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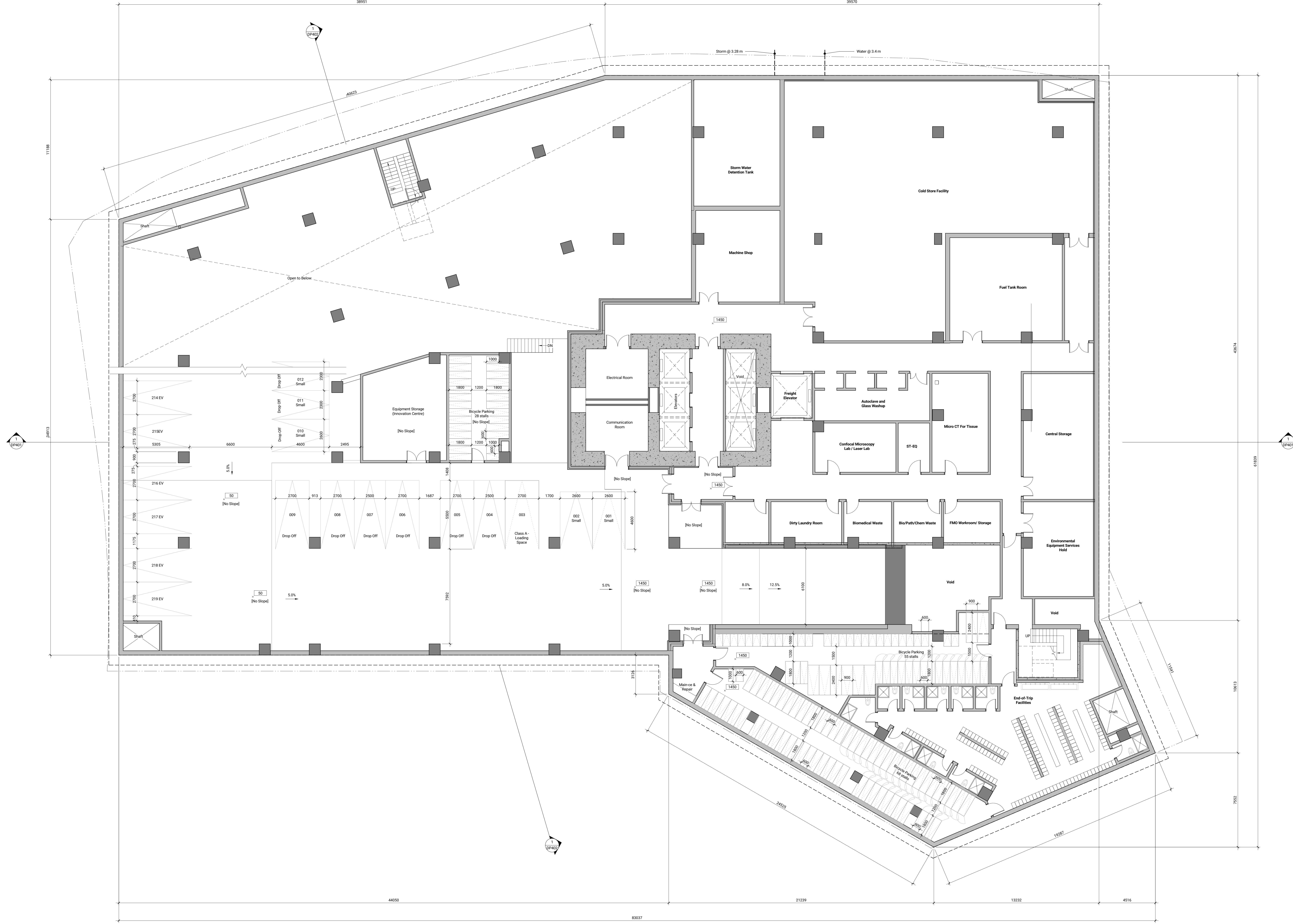
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Parking Stall Count - Passenger Vehicles Level P2		
Level	Type	Count
Level P2		
Level P2	Barrier-Free Parking 5500x2500	1
Level P2	Barrier-Free Parking 5500x4000	2
Level P2	Barrier-Free Parking Van 5500x5000	1
Level P2	Standard Parking 5500x2500	10
Level P2	Standard Parking 5500x2700	42
Level P2	Standard Parking 5500x2900	1
Level P2	Standard Parking Small 4600x2300	7
Level P2	Standard Parking Small 4600x2600	20
Level P2	Standard Parking Small 4600x2700	85

LEVEL P2 FLOOR PLAN
1 : 100
DP100.3

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Type of Class A Spaces	% Min	% Max	Required	Provided
Oversized	5%		8 min	8
Lockers	10%		15 min	45
Vertical		30%	45 max	35
Horizontal				63
All (Provided)				151

Amenity Type	Floor Area Use	Requirement	Rate	Class A spaces	Fixture / Item minimum Required	Fixture / Item minimum Provided
Lockers		minimum of 1.4 times minimum Class A spaces	1.4	151	211	211
Water Closets	Office	1WC for every 10 Class A spaces (up to 50)	0.1	50	5	
	Office	1WC for every 20 additional spaces over 50	0.05	87	4	
	Retail	1WC for every 10 Class A spaces (up to 50) 1WC for every 20 spaces (Above 50)	0.1	4	1	
Showers	Office	1 shower for every 10 Class A spaces (up to 50)	0.1	50	5	
	Office	1 shower for every 20 additional spaces over 50	0.05	87	4	
	Retail	1 shower for 5-10 Class A spaces	0.1	4	1	
Wash basins	Office	1 wash basin for first 5-10 Class A spaces	0.1	10	1	
	Office	plus 1 for every 20 additional spaces up to 50	0.05	40	2	
	Office	plus 1 for every 40 additional spaces over 50	0.03	87	2	
	Retail	1 wash basin for 5-10 Class A spaces	0.1	4	1	
Grooming Stations		There shall be no less than 1 grooming station for each shower provided			10	10

Parking Stall Count - Passenger Vehicles Level P1		
Level	Type	Count
Level P1	Standard Parking 5000x2500	2
Level P1	Standard Parking 5000x2000	11
Level P1	Standard Parking Small 4600x2300	2
Level P1	Standard Parking Small 4600x2600	3
		18

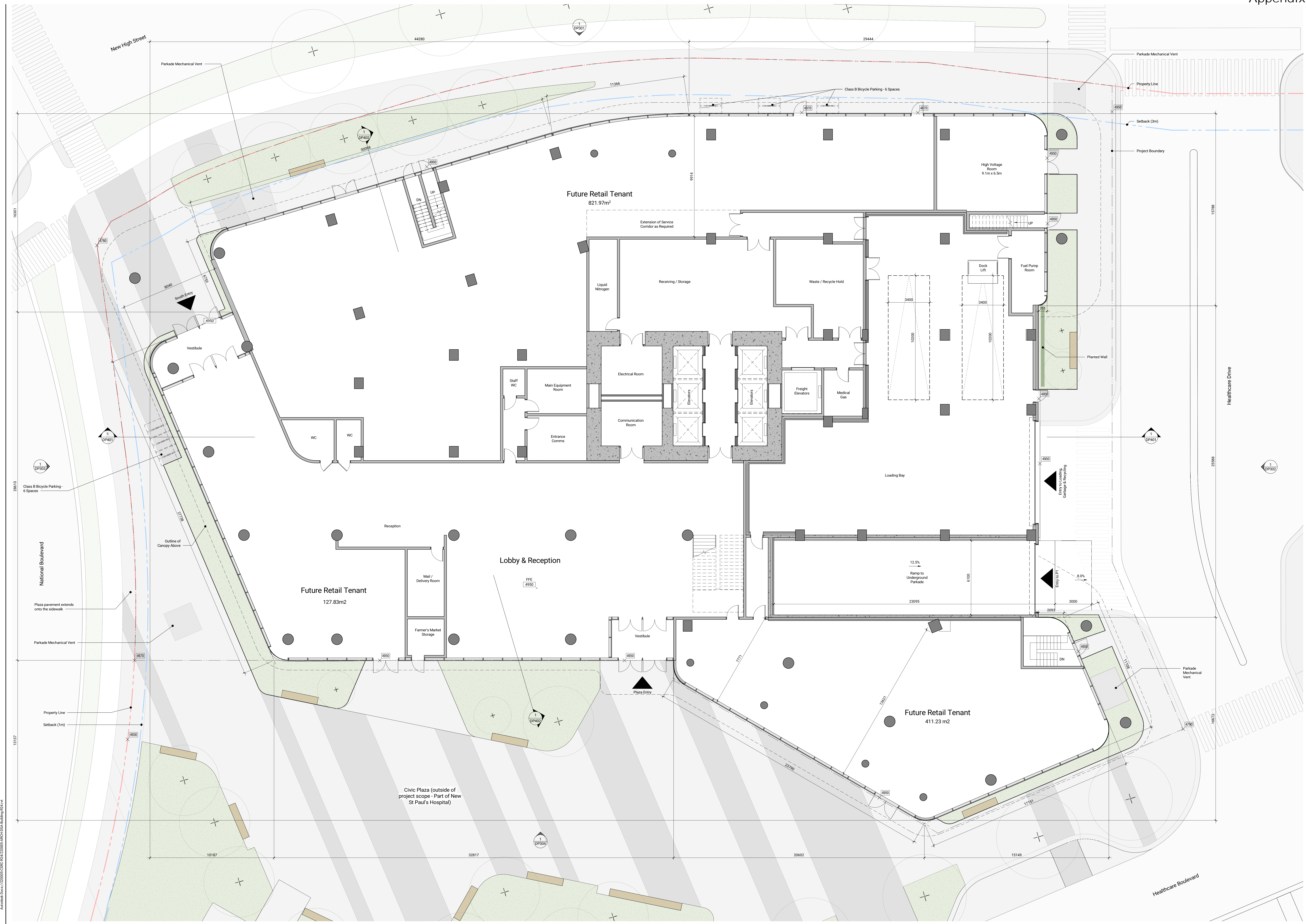
Bicycle Stall Count - Class A		
Level	Type	Count
Level P1	Class A Horizontal	63
Level P1	Class A Locker	45
Level P1	Class A Oversized	8
Level P1	Class A Vertical	35
		151

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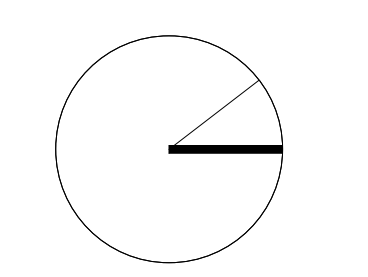
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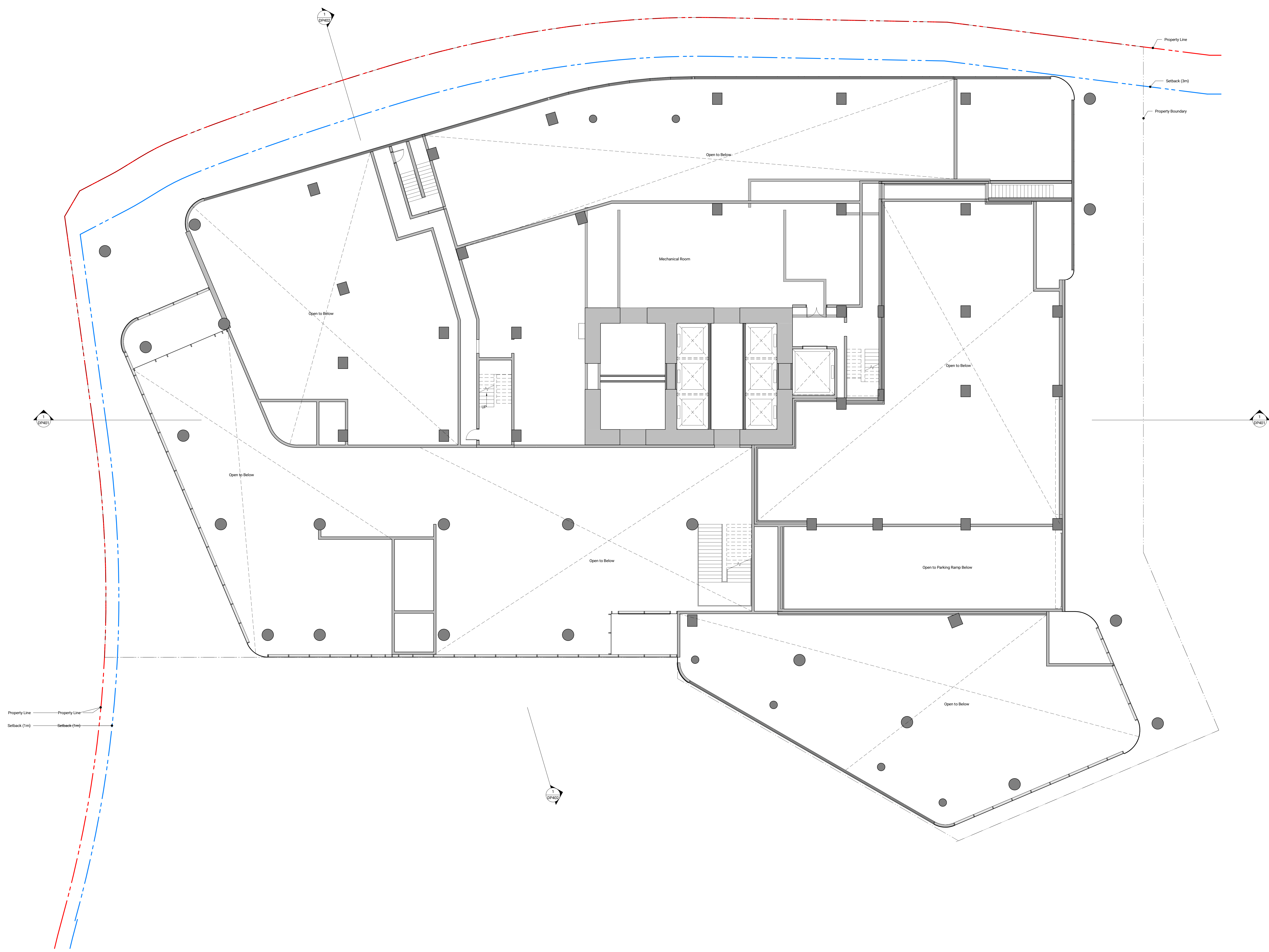
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LEVEL 1 FLOOR PLAN
1:100

DP101

Overall Building Dimensions for this level also apply to level 1M.

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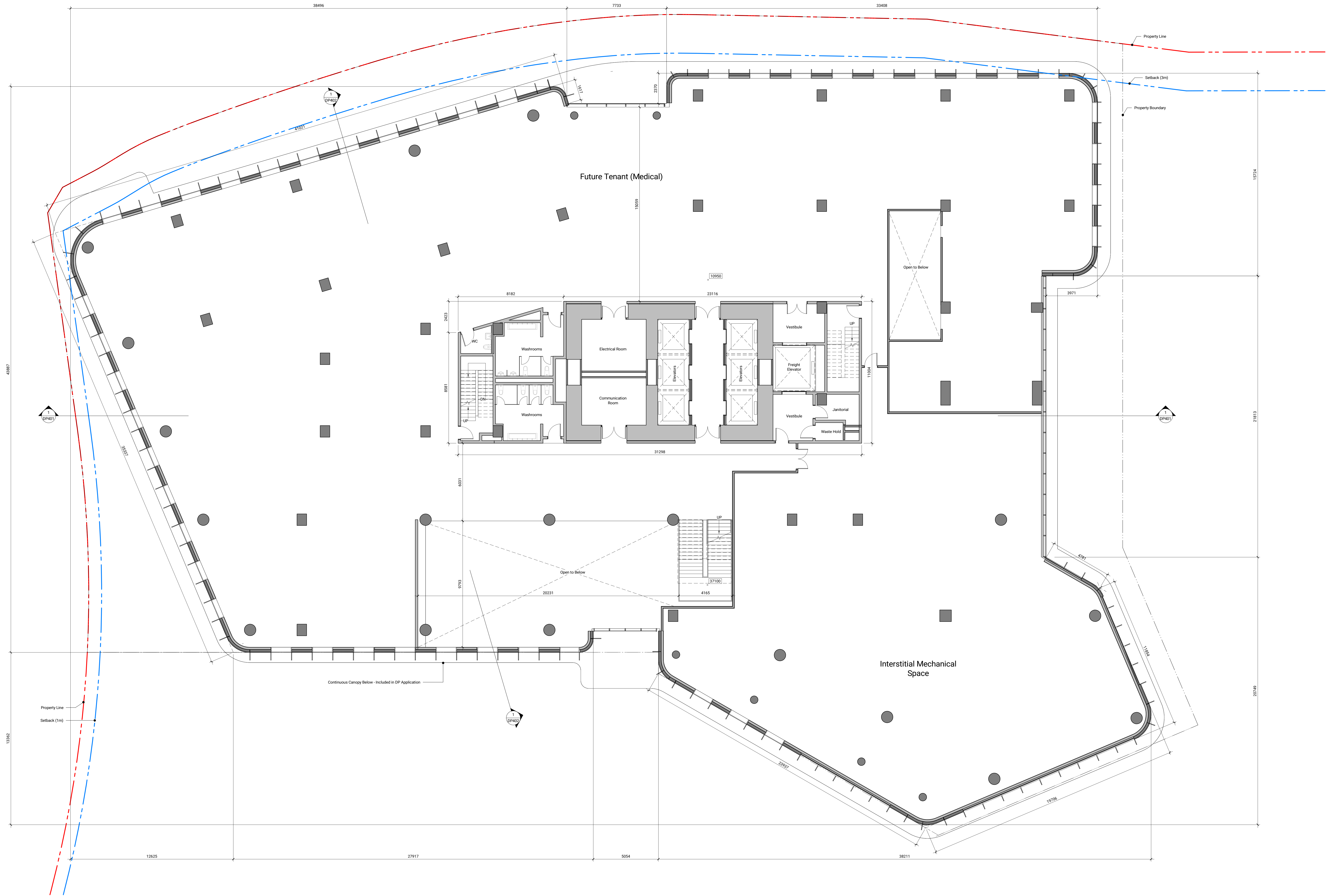
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LEVEL 1M FLOOR PLAN
1:100
DP101M

Refer to level 1 for overall building dimensions of this level's extents.

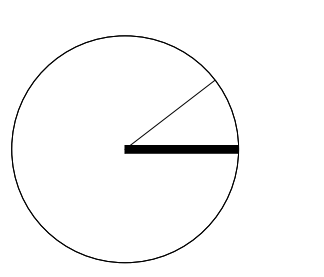
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LEVEL 2 FLOOR PLAN
1:100

DP102

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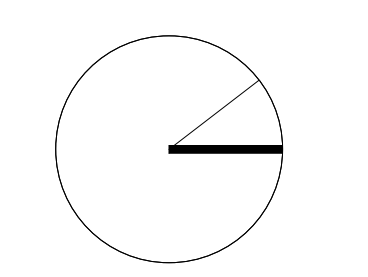


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Overall Building Dimensions for this level also apply to level 4.



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LEVEL 3 FLOOR PLAN
1:100
DP103

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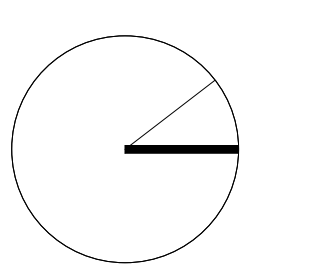


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Refer to level 3 for overall building dimensions of this level's extents.



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Overall Building Dimensions
 for this level also apply to
 level 8.

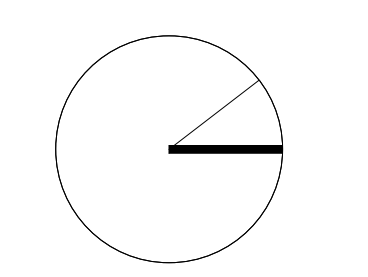
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LEVEL 8 FLOOR PLAN
1:100

DP108

Refer to level 7 for overall building dimensions of this level's extents.

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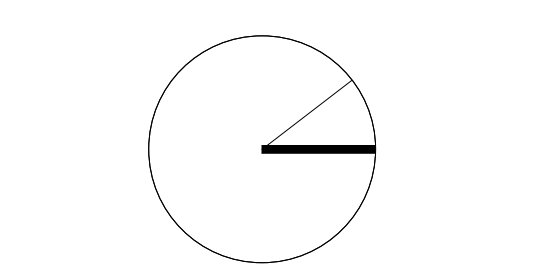


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Refer to level 9 for overall building dimensions of this level's extents.



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LEVEL 11 FLOOR PLAN
1:100

DP111

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Refer to level 9 for overall building dimensions of this level's extents.



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Refer to level 9 for overall building dimensions of this level's extents.

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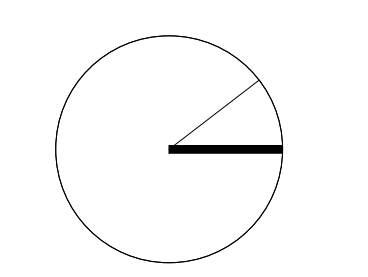


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LEVEL 13M FLOOR PLAN
1:100
DP113M

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Material Legend - Building Envelope

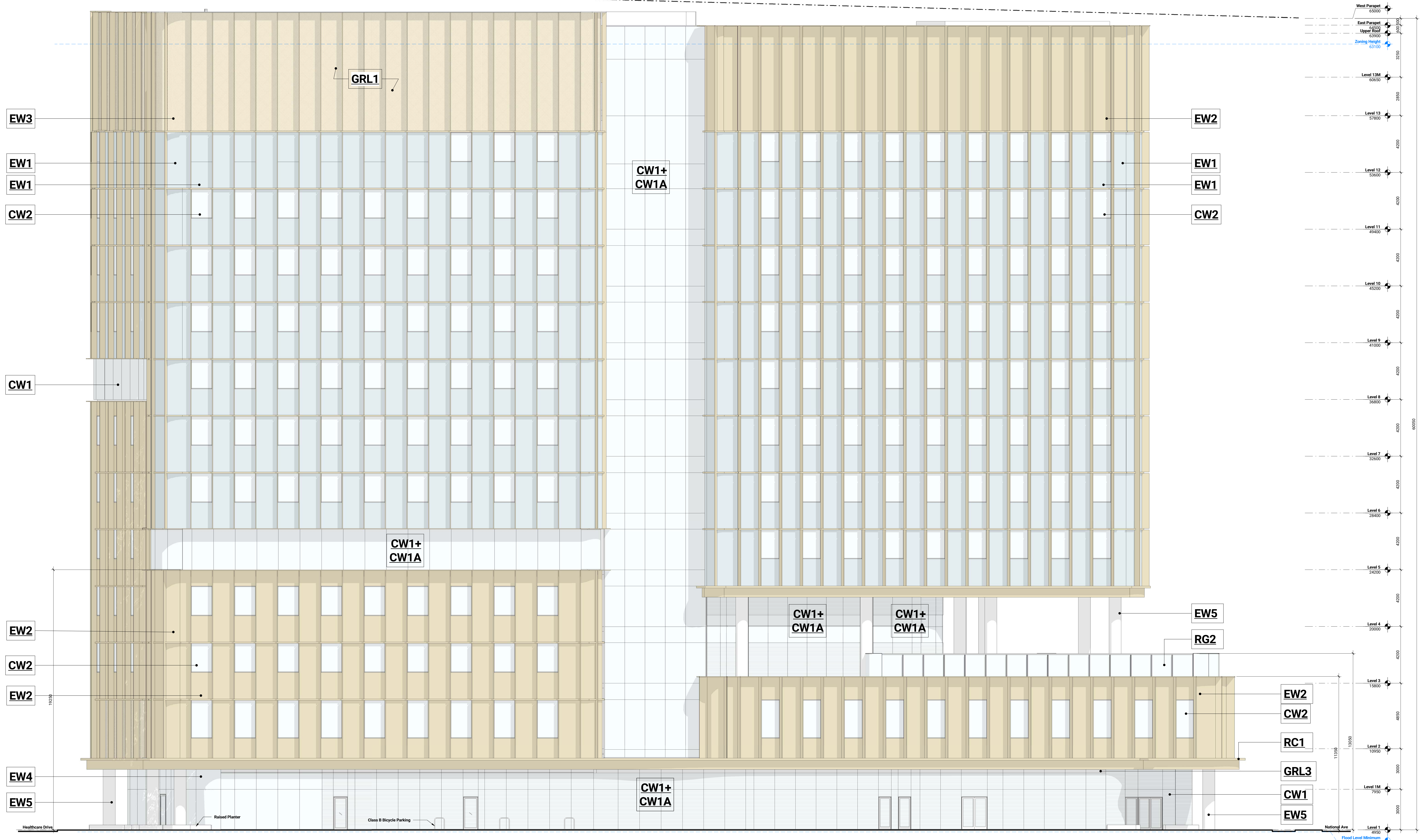
EW1 - Backpainted glass-faced panel cladding - medium grey
EW2 - Aluminum composite panel cladding - warm metallic tone
EW3 - Perforated panels - warm metallic tone
EW4 - Vertically textured metal panels - warm metallic tone
EW5 - Exposed architectural concrete

CW1 - Curtain Wall - Vision Glass
CW1A - Curtain Wall - Spandrels
CW2 - Aluminum Framed Window with Insulated Glazed Unit

RC1 - Canopy Roof
RG1 - Glass Guard - 1100mm high
RG2 - Glass Guard - 2200mm high

GRL1 - Custom Mechanical Grille Beyond
GRL2 - Custom Mechanical Grille Beyond
GRL3 - CW Integrated Horizontal Mechanical Louvres

Viewone as Above New High Street



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WEST ELEVATION
1:100
DP301

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Material Legend - Building Envelope

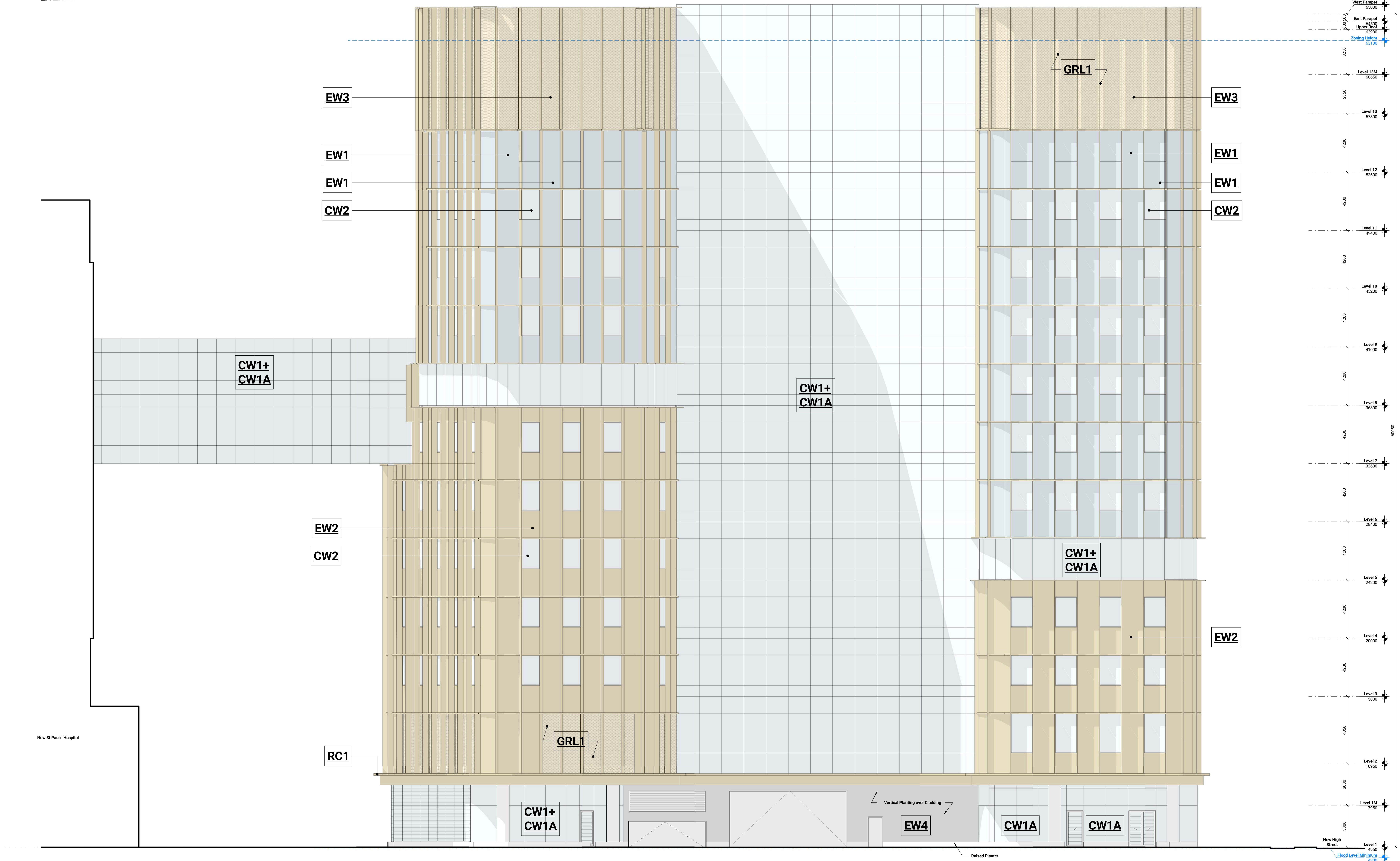
EW1 - Backpainted glass-faced panel cladding - medium grey
EW2 - Aluminum composite panel cladding - warm metallic tone
EW3 - Perforated panels - warm metallic tone
EW4 - Vertically textured metal panels - warm metallic tone
EW5 - Exposed architectural concrete

CW1 - Curtain Wall - Vision Glass
CW1A - Curtain Wall - Spandrels
CW2 - Aluminum Framed Window with Insulated Glazed Unit

RC1 - Canopy Roof
RG1 - Glass Guard - 1100mm high
RG2 - Glass Guard - 2200mm high

GRL1 - Custom Mechanical Grille Beyond
GRL2 - Custom Mechanical Grille Beyond
GRL3 - CW Integrated Horizontal Mechanical Louvres

View Cone as Above Healthcare Drive



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NORTH ELEVATION
1:100
DP302

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Material Legend - Building Envelope

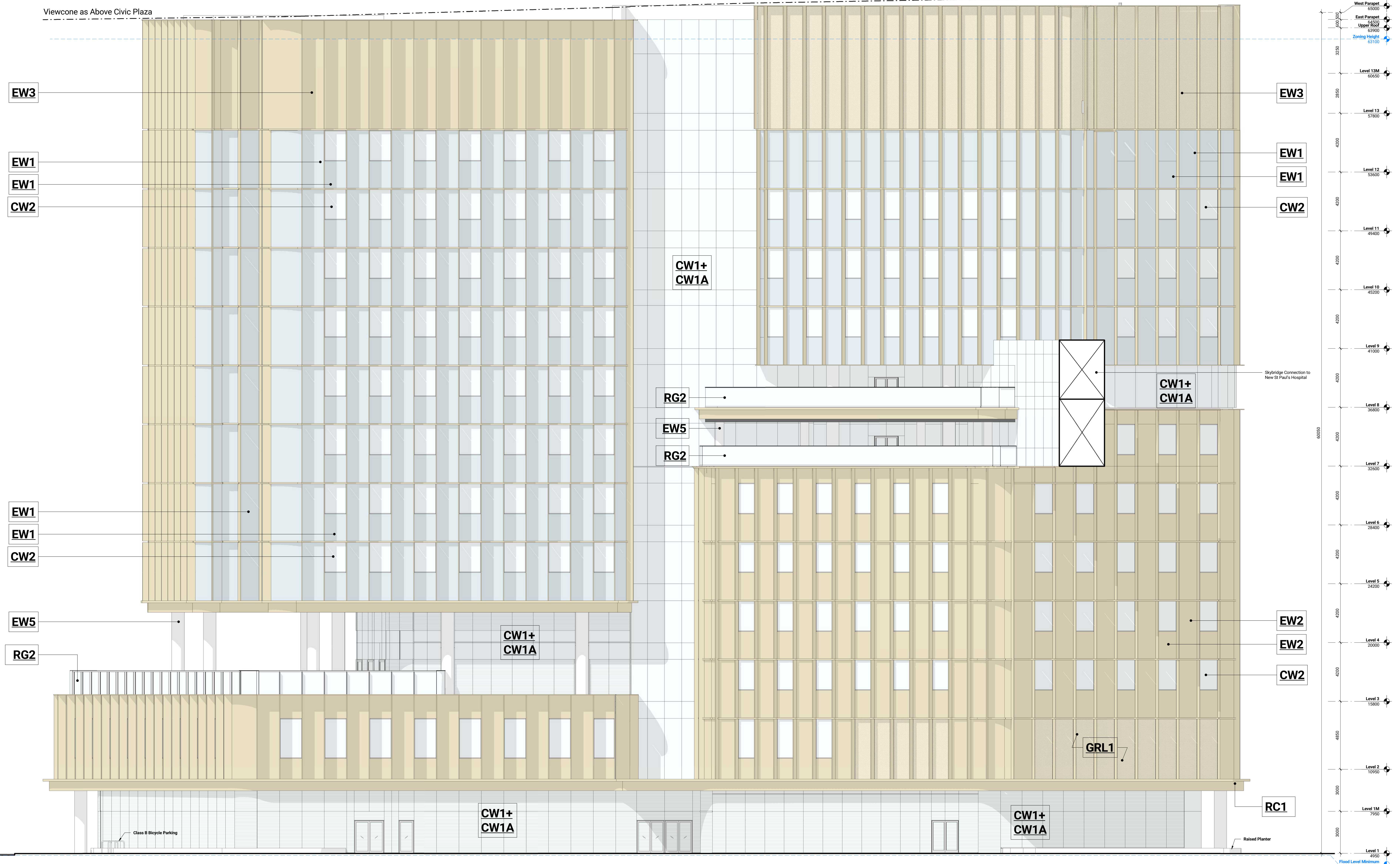
- EW1 - Backpainted glass-faced panel cladding - medium grey
- EW2 - Aluminum composite panel cladding - warm metallic tone
- EW3 - Perforated panels - warm metallic tone
- EW4 - Vertically textured metal panels - warm metallic tone
- EW5 - Exposed architectural concrete

- CW1 - Curtain Wall - Vision Glass
- CW1A - Curtain Wall - Spandrels
- CW2 - Aluminum Framed Window with Insulated Glazed Unit

- RC1 - Canopy Roof
- RG1 - Glass Guard - 1100mm high
- RG2 - Glass Guard - 2200mm high

- GRL1 - Custom Mechanical Grille Beyond
- GRL2 - Custom Mechanical Grille Beyond
- GRL3 - CW Integrated Horizontal Mechanical Louvres

Viewcone as Above Civic Plaza



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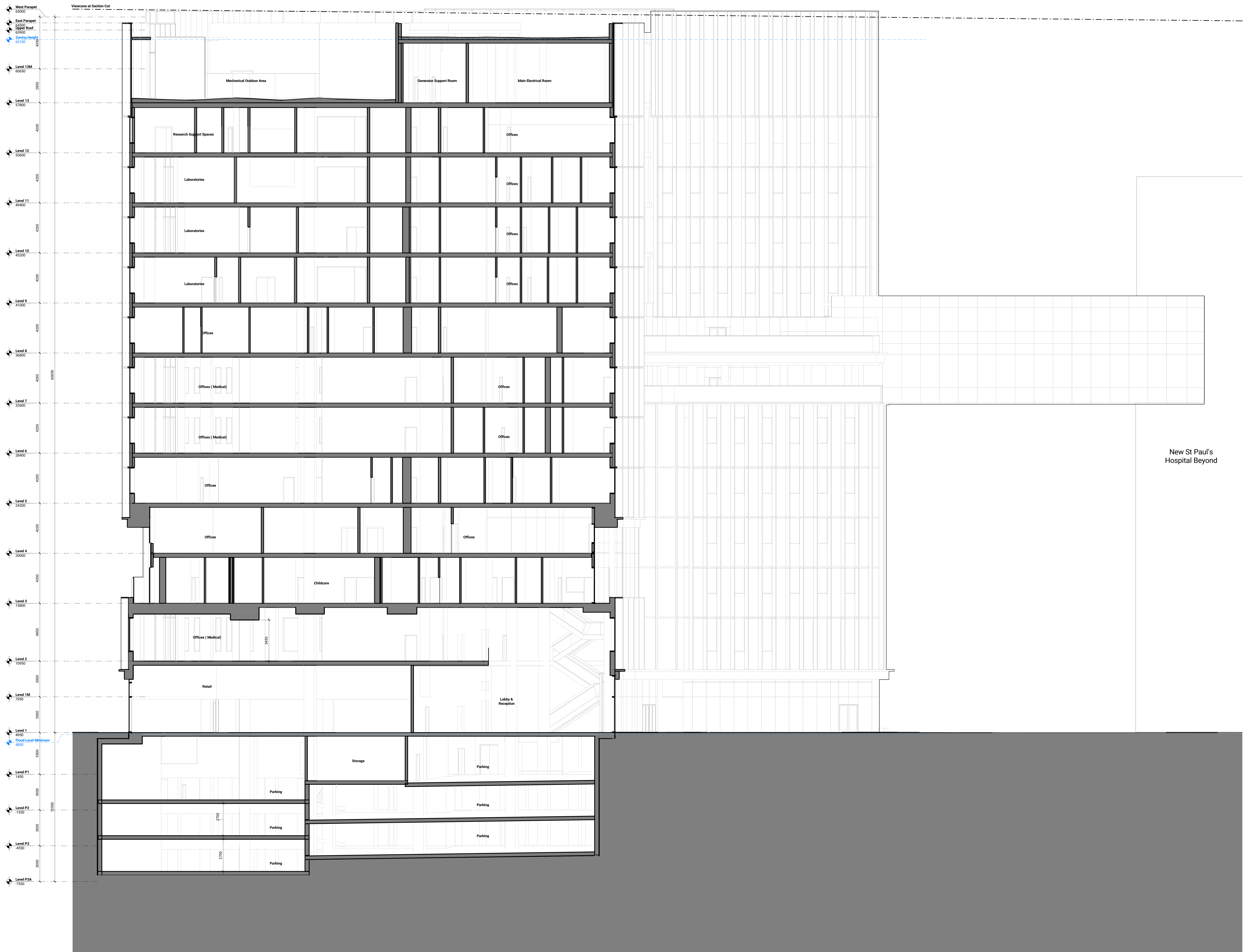
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EAST ELEVATION
1:100
DP304

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BUILDING SECTION - EW
1:100
DP402

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