
803 WEST 12TH AVENUE (PRELIMINARY APPLICATION)
DE416467 - ZONE CD-1

SDB/JMB/LEB/CL/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
R. Thé, Engineering Services
L. Gayman, Real Estate Services
D. Naundorf, Social Infrastructure

Also Present:

S. Black, Urban Design & Development Planning
J. Bosnjak, Development Services
C. Lau, Development Services
T. Chen, Development Services
A. Law, Development Services

APPLICANT:

DYS Architecture
Attention: Knut Boeck
260 - 1770 Burrard Street
Vancouver, BC
V6J 3G9

PROPERTY OWNER:

Vancouver Coastal Health Authority
500 - 520 West 6th Avenue
Vancouver, BC
V5Z 4H5

EXECUTIVE SUMMARY

- **Proposal:** A Preliminary Development Application to develop the site with a new 8-storey acute care hospital building (Joe and Rosalie Segal Family Centre (JRSFC)), to consolidate existing mental health facilities at Vancouver General Hospital (VGH) and University of British Columbia (UBC) hospitals and for updates to the master plan. The building will consist of out-patient facilities on levels one and two and 100 in-patient beds on levels three to seven, with the top floor to be for roof garden and mechanical space.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Applicant's Design Rationale and Plans and Elevations

Appendix E View Corridor Study

Appendix F View Study from Tapestry Building

● **Issues:**

1. Design of Willow Street entry area
2. Removal of temporary surface parking
3. Update of Services and Open Spaces Agreement

- **Urban Design Panel: SUPPORT**
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE IN PRINCIPLE

THAT the Board APPROVE IN PRINCIPLE Development Application No. DE416467 submitted, the plans and information forming a part thereof, thereby permitting the development of a new 8-storey acute care hospital building to consolidate existing mental health facilities at VGH and UBC hospitals and for updates to the master plan, subject to the following conditions:

1.0 Prior to submission of a complete application and a final decision, the applicant is to carry out the following;

To assist in responding to conditions of the Preliminary Development Application, conditions are divided into two parts: Part A, which apply to the new mental health building and its built context, and Part B, which update the Master Plan and Agreements established by the previous rezoning and preliminary development permit. Staff anticipate that the designers and builders of the new Mental Health Building will address Part A conditions, while the health authority addresses Part B conditions, which should be met prior to Occupancy of the JRSFC building, unless otherwise specified.

Part A

- 1.1 design development to the Willow Street Pedestrian Corridor to reduce the height of retaining walls around the building entry, and to improve the visibility and amenity of this area for visitors and other hospital users;

Note to Applicant: This can be accomplished by raising the grade of the entry area to be closer to existing and adjacent grades, by the provision of benches and seating; by terracing any remaining grade changes; by avoiding guard rails and other vertical elements; and by increasing the extent of green planted areas; or any combination thereof. Grading should be adjusted to limit any step or terrace to no more than 1.5 ft. vertically.

- 1.2 closure of the West 10th Avenue vehicle crossing immediately east of the Willow Street Pedestrian Corridor and removal or relocation of the surface parking stalls in areas designated for open space in the Master Plan, including:

- i. relocation of the surface parking stalls from their temporary location east of the Blusson building to underground parking on this site; and
- ii. arrangements, to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Engineering Services and the Director of Planning, to remove the proposed surface parking stalls southeast of the site;

Note to Applicant: The existing parking stalls located to the east of the Blusson building were permitted on a temporary basis with a phasing plan that identified relocation to the underground parking of the Medi-Tech 4 site once it redevelops. Similarly, the current application proposes parking stalls on future sections of defined open space and an agreement will be required to identify a relocation strategy with future development.

- 1.3 design development to reduce the visual effect and notability of massing above Level 6 and to increase the visual prominence of the shoulder line at 66 m elevation;

Note to Applicant: The intent is to better express the shoulder line as seen from the future Heather Common area as noted in the Master Plan for this area. This can be accomplished by reducing solid elements such as roof overhangs above Level 6, by increasing the setback from Level 6 to Level 7 on the east elevation, by changes to the exterior expression, or some combination thereof to the extent feasible without significant impact to health care goals for the project. See also Recommended Condition 1.4, which should be considered in combination with this condition.

- 1.4 consideration to reduce building massing and other structures including mechanical areas affecting private views from nearby residential properties, to the extent feasible without significant impacts to health care goals for the project;

Note to Applicant: Design guidelines for the area are intended to ensure that the form of new developments is compatible with adjacent established and future residential neighbourhoods. This can be accomplished by reducing the floor-to-floor height of non-patient levels; by reorienting upper level structures in a north-south direction; or by reducing the width of upper level elements, especially those to the east nearest the Willow Street Pedestrian Corridor.

- 1.5 provision of a response to all relevant policies and guidelines, including those noted in this report;

Note to Applicant: This report references the requirements relevant to a preliminary development permit. Additional information and material will be required for a complete development permit.

- 1.6 reconciliation of all VGH Precinct technical statistics is required, including confirmation of existing floor area, related exclusions, setbacks, height, parking and loading, to ensure clarity with respect to the development capacity permitted under the CD-1 and anticipated compliance for individual phases. See also Recommended Condition 1.8 regarding interim and future phasing plans regarding Parking and Loading;

Note to Applicant: In particular, additional information on the following is required:

- i. provision of a comprehensive parking and loading count, noting the existing site inventory, and anticipated parking demands for each proposed use;
- ii. provision of a comprehensive site coverage analysis of the existing and future developments, noting the net loss and gain of site coverage due to demolitions of existing buildings and construction of new buildings; and
- iii. provision of a comprehensive floor area analysis of the existing and future development, noting the net loss and gain of floor area due to demolitions of existing buildings and construction of new buildings;

The total floor area for all existing uses shown was that which was presented and approved by City Council for the text amendment for this CD-1 By-law. This figure differs from the applicant's submitted existing floor areas. Clarification is sought. Floor areas for individual buildings were statistics from the Ambulatory Care development, presented by DYS Architecture. Confirmation of these floor areas is required.

Part B

- 1.7 arrangements shall be made, to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Engineering Services, the Director of Planning and the General Manager of Park Board, to update the Services and Open Space Agreement, BT406263-64, to accommodate the proposed changes to the established phasing schedule and to the Owner's (Vancouver Coastal Health (VCH)) scope of work as outlined in the previous Preliminary Development Application and Master Plan;

Note to Applicant: Areas of the Services and Open Space Agreement that have been identified as out-of-date include, but are not limited to, the phasing of development, delivery of the Heather Common and timing of the 10th Avenue Works.

- 1.8 provision of an updated Parking and Loading Management Plan (Bunt, 2006), 5-Year Parking Plan (Bunt, 2008) and Transportation Management Plan (Bunt, 2006) to the satisfaction of the General Manager of Engineering Services and the Director of Planning;

Note to Applicant: The parkade phasing plan and implementation dates for each phase must also be referenced in the plan, and updated as changes in the development sequences and timings occur. The plans must also include the BC Cancer Centre parkade and further exploration the feasibility and conceptual design of the Heather Commons underground parkade. Specifically, the access point(s) and footprint of a possible Heather Common parkade should be explored. Parking spaces lost due to development of new buildings must also be accounted for.

- 1.9 all other aspects of the Master Plan must be concluded, to the satisfaction of the Director of Planning, General Manager of Engineering Services, General Manager Park Board, and Director of Legal Services, as necessary.

Note to Applicant: This requires resolution of all conditions of approval as established by the Development Permit Board on January 31, 2005, including, without limitation, updating to and modification of the, Heritage Restoration and Rehabilitation Plan, Public Art Plan and reconciliation of Precinct Statistics.

- 2.0 That the conditions set out in Appendix A be met prior to consideration of the Complete Development Application for the JRSFC building by the Director of Planning or the Development Permit Board.

- 3.0 That the complete application be dealt with by the Development Permit Board.

• Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			Irregular
Site Area ¹			139,085 m ²
Floor Area ²	Total 361,621 m ²		Existing: 340,997 m ² Demolition: Health Centre -(8,114 m ²) Willow Chest -(3,111 m ²) Addition (Current Proposal): <u>MT-4 (JRSEC)</u> 10,514 m ² Proposed: 340,286 m ²
FSR ²	2.6		2.44
Site Coverage ³	55.0% (76,500 m ²)		Existing 56.2% (78,225 m ²) Proposed 55.7% (77,583 m ²)
Height ⁴	26 m (Area 5) Relaxable to: 38.4 m for Principle Structures; & 42.7 m for Mechanical Penthouses View Cone 3.1 80.73 m		Top of Parapet Wall 28.75 m Top of Mechanical Penthouse 32.55 m
Setbacks ⁵		12 m	12 m
Parking ⁶		Hospital Uses 3,324	Existing & Proposed: 2,138
Loading ⁷		To Be Confirmed;	To Be Confirmed;
Bicycle Parking ⁸		Class A - 1 Space/17 Employees on a maximum work shift; Class B - Minimum of 6 spaces at each public entrance;	Class A 63 Class B 0

¹ Note on Site Area: The CD-1 (59) By-law describes the "site" as comprising of all parcels of land within the entire VGH Precinct and attributes them with an area of 139,085 m² as shown by the zoning boundary on the map on Page 7. This development (MT-4/JRSEC Building) is shown highlighted within this precinct (denoted as "Site").

² Note on Floor Area and FSR: Figures provided in the table are supplied by the applicant. Detailed accounting of Floor Area will be required at the Complete Development Application stage. The floor areas for other uses permitted in the CD-1 (59) By-law are not changing and do not exceed the maximum permitted. See Recommended Condition 1.6.

- ³ **Note on Site Coverage:** Figures provided in the table are supplied by the applicant. Detailed accounting of Site Coverage will be required at the Complete Development Application stage. See Recommended Condition 1.6.
- ⁴ **Note on Height:** The height of the building is above the maximum permitted in the CD-1 (59) By-law. The Director of Planning may permit an increase to the maximum height to not more than 38.4 m for portions of the principal structures and 42.7 m for mechanical penthouses corresponding to buildings in Area 5. The Director of Planning supports the proposed height. See commentary of page 9. This development is also affected by View Cone 3.1, however it is well below maximum height and is not affected.
- ⁵ **Note on Setbacks:** Section 8.1.3 of the CD-1 by-law requires a 12 m setback that is west of the imaginary extension of the centre line of Willow Street. The proposal meets this requirement.
- ⁶ **Note on Parking:** Parking is based on Hospital uses only. Parking for other uses in the hospital precinct are not affected for this proposal. Staff have reviewed a parking study provided by the applicant as part of this application and find the net change in parking due to the development acceptable aside from relocating the temporarily permitted handicap parking east of the Blusson building to underneath the JRSFC building. See Recommended Condition 1.2. The existing parking count for the VGH precinct is unconfirmed at this time; Staff are seeking a comprehensive on-site parking analysis in Recommended Condition 1.6. Clarification of the phasing of the Heather Commons parkade, along with all existing on-site parking spaces, is also requested in Recommended Condition 1.8.
- ⁷ **Note on Loading:** The existing loading provisions for the VGH precinct are unconfirmed at this time and an estimation could not be done based on available file history. Staff are seeking a comprehensive on-site loading analysis to be done in Recommended Condition 1.6. Staff are seeking clarification of the applicant's proposal for centralized loading facilities intended to serve the entire VGH precinct.
- ⁸ **Note on Bicycle Parking:** Figures provided in the table are supplied by the applicant. Detailed accounting of Bicycle Parking will be required at the Complete Development Application stage.

Note: The applicant should note that staff do not carry out detailed technical checks on Preliminary Development Applications. Figures shown are as supplied by the applicant.

• **Legal Description**

Parcel 1
Blocks 376 & 377
District Lot 526
Plan BCP1644

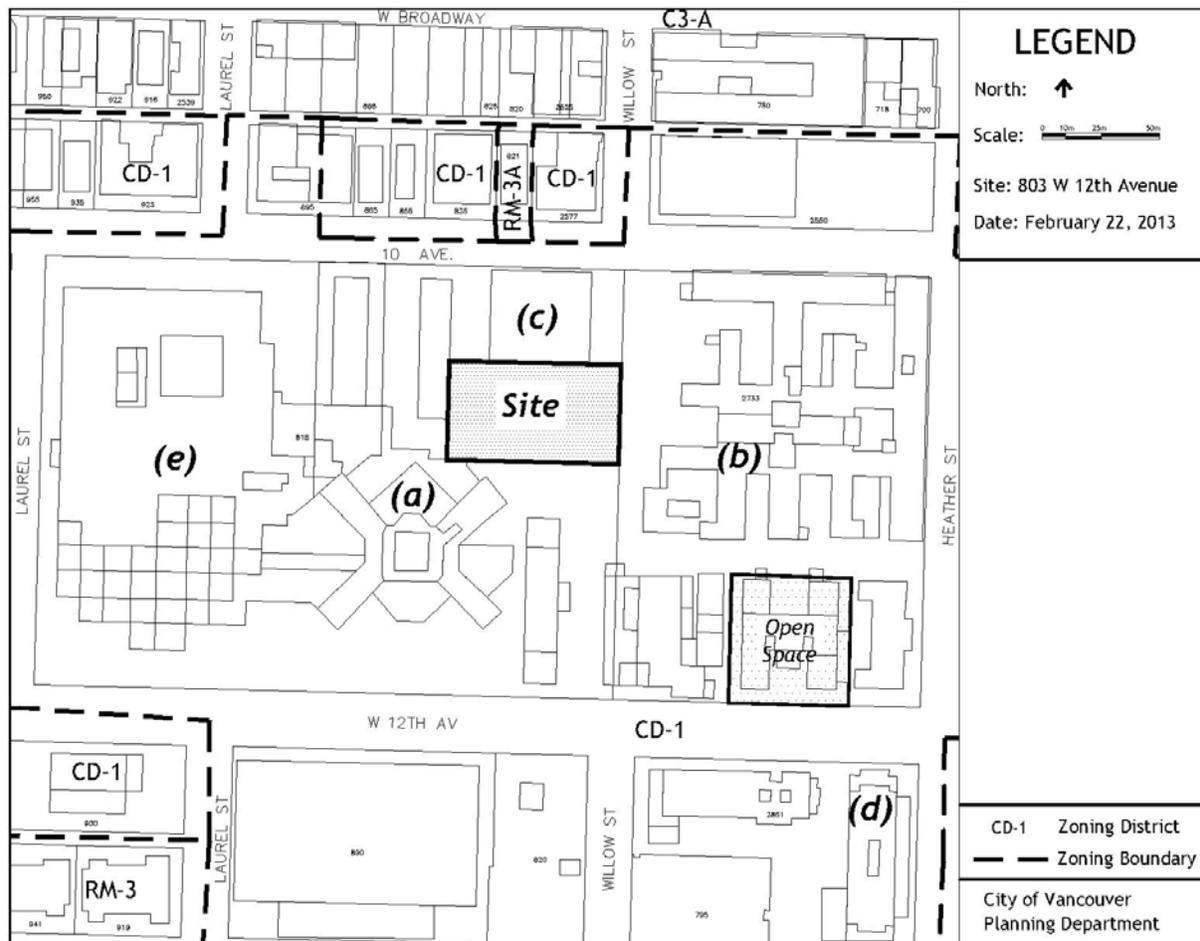
• **History of Application:**

12 12 21 Preliminary DE submitted
13 02 27 Urban Design Panel
13 03 13 Development Permit Staff Committee

• **Site:** The site is located to the south of West 10th Avenue, adjacent to the Willow Street Pedestrian Corridor, in the area designated as Medi-Tech Building 4 in the Master Plan for the Vancouver General Hospital (VGH) precinct. The site is not bounded by legal property lines and no subdivision is contemplated. The area to be developed is currently occupied by the Willow Chest Unit, which is proposed to be demolished.

• **Context:** Significant adjacent development includes:

- (a) 855 West 12th Avenue, VGH Centennial Pavilion (12 storeys)
- (b) 2733 Heather Street, VGH Heather Pavilion (Heather Block) (4 storeys)
- (c) 818 West 10th Avenue, VGH Blusson Pavilion (6 storeys)
- (d) 2851 Heather Street, "Tapestry" Multiple Dwelling (10 storeys)
- (e) 899 West 12th Avenue, VGH Jim Pattison Pavilion (17 storeys)



- **Background:**

In 2001, Vancouver Coastal Health (VCH) applied for a text amendment to the existing CD-1 zoning for the VGH Precinct to permit medical technology, service, retail, institutional, residential, cultural and recreational uses, in addition to hospital uses, and to increase the permissible floor space and site coverage in the Precinct. Consideration of this application established precinct-wide goals and directions.

In 2005, the Development Permit Board gave approval in principle to a Preliminary Development Application, DE408792, for the area containing “Medi-tech developments, open space and the Heather Pavilion.” This approval included a detailed public realm plan for the entire precinct with specifics for Heather Common.

In 2006, the Board approved a Complete Development Application for the Blusson (formerly ICORD) building at 818 West 10th Avenue, the Medi-tech 3 site. The approval included a phasing plan for temporary surface parking stalls to the east of the Willow Street Pedestrian Corridor, to be relocated to the subject site at the time of its redevelopment. Council then approved the form of development for DE408792, and the detailed public realm plan for the VGH precinct.

These approvals have established a Master Plan and a Services and Open Space Agreement to guide development on the other Medi-tech sites, including 803 West 12th Avenue, known as the Medi-tech 4 site.

- **Applicable By-laws and Guidelines:**

1. **CD-1 (59) Vancouver General Hospital**

Zoning requirements and proposed responses are summarized in the Technical Analysis table.

2. **VGH Precinct CD-1 Guidelines**

The Guidelines, adopted by Council in 2002, are intended to ensure that the design of individual developments are compatible with the overall urban design concept for the area and with nearby commercial and residential areas, by setting goals for the location of new buildings, views, heights, setbacks, architectural expression and other aspects of building design. For example, the Guidelines recommend development along the west edge of the Willow corridor should “formally frame, define and enclose the major public open space” on 12th Avenue between Willow and Heather Streets.

3. **VGH Master Plan**

The VGH Master Plan includes the precinct-wide goals and directions established during consideration of the owner’s application to Council in 2001 to add new uses and density, with further guidance provided by a detailed public realm plan for the Heather Common which formed a part of the owner’s Preliminary Development Application and approval in principle by the Development Permit Board in 2005. The major public open space on 12th Avenue was further defined in the Heather Common Design Concept. This Concept and Medi-Tech Massing Guidelines was reviewed by the Development Permit Board in March 2006, and the Public Realm Plan was reviewed by Council in November of the same year. Among other measures, the Plan recommends that new buildings on this site establish a shoulder line between 65.5 and 67.5 m in elevation to frame the open space of the future Heather Commons.

4. Existing Agreements and Obligations

Servicing and Open Space Agreement:

The Services and Open Space Agreement (the Agreement) was created to define the schedule for the delivery of a portion of the public amenity package (comprised of off-site and on-site works related to public open space/pedestrian corridors and infrastructure improvements) that emanated from the VGH rezoning in 2001.

Off-site infrastructure improvements, which are defined in the agreement, include:

- Oak Street Works (traffic signal and traffic calming);
- South of Twelfth Avenue Works (Fairview Heights Traffic Calming);
- Tenth Avenue Works; and
- Twelfth Avenue Works

On-site public open space and pedestrian corridors, which are defined in the Agreement, include:

- Willow Street Pedestrian Corridor;
- Heather Open Space Area;
- Willow Open Space Area; and
- Eleventh Avenue Pedestrian Corridor.

The public amenity package is linked to the proposed phases of development as established in 2001 and ensures that a minimum amount of public open space is maintained/replaced or created at any given time within the VGH Precinct boundary.

Furthermore, the Agreement lays out a payment schedule for the off-site works portion of the public amenity package (City infrastructure improvements), enabling the City to upgrade the necessary infrastructure that serves the precinct to keep up with the pace of development and mitigate the impacts of said developments.

Public Art Agreement:

The property owner is obligated to choose an option for delivery of Precinct-wide Public Art prior to issuance of an Occupancy Permit for any "assessable rezoning building" as defined in the Agreement.

Heather Pavilion Restoration Agreements:

The property owner is obligated to restore and rehabilitate the historic Heather Pavilion and is required to pay various deposits to the City in a schedule outlined in the agreement, to secure such restoration and rehabilitation work. Payment is required prior to issuance of a Building Permit for each "non-hospital building" as defined in the Agreement.

5. View Protection Guidelines

City Council has adopted view cones to protect selected public views. A portion of the site is located below View Cone 3.1, "Queen Elizabeth Park to the Downtown Skyline," which limits the height of a structure in this area to a maximum of 79.78 m geodetic elevation.

• Response to Applicable By-laws and Guidelines:

1. CD-1 (59) Vancouver General Hospital

Preliminary technical analysis is provided in the preceding table. Additional clarification is sought in Recommended Condition 1.6.

Use: This site within the precinct was originally intended to contain a Medi-Tech building, but the by-law does not require this use. The proposed hospital use is supported.

Density: The proposed density is within the permitted density of 2.6 FSR for the precinct.

Height: The maximum or 'outright' height of 26 m for this sub-area is exceeded, however it may be increased to 38.4 m for principal structures and 42.7 m for mechanical penthouses by the Development Permit Board upon consideration of the guidelines and other factors. Given the contribution of the proposed form to the urban design goals noted in the following sections, staff support the proposed height subject to the conditions noted.

Parking: The application proposes to create 11 surface parking spaces to the south of the building and accessed from 12th Avenue, of which 7 would be located on the Willow Street Pedestrian Corridor. Given the existing use of this area for vehicles, staff accept these stalls on an interim basis, subject to an agreement for their relocation at the time of subsequent development and the relocation of the previous temporary surface parking located to the east of the Blusson building (see Conditions 1.2 (ii) and (i) respectively).

Clarification of the precinct-wide count is sought by Recommended Condition 1.6 and timely updates to the precinct transportation plans are required in Recommended Condition 1.8.

2. VGH Precinct CD-1 Guidelines

The proposal responds positively to existing goals as follows:

- the massing helps to formally define the built edge of the future Heather Common;
- the Willow Street Pedestrian Corridor is advanced further South; and
- removal of the old Health Centre creates open space on 12th Avenue which advances the Heather Common.

Additional design development as noted in the Recommended Conditions will ensure achievement of the intents for this area, as noted below.

In general, the location of the proposed building meets these goals by preserving and reinforcing the open view and pedestrian corridors along the Willow Street and 11th Avenue alignments, and by providing the full setback of 12 m from the centre line of the Willow Street Pedestrian Corridor intended to preserve the major open view access across the hospital site from north to south. Some design development is recommended to reduce view impacts to residential from upper levels, where feasible (see Appendix F, and Recommended Condition 1.4).

Building height has been moderated by the proposed massing, which breaks up the façade facing the Willow Street corridor both vertically and horizontally by providing a building 'shoulder' at Level 6 and substantial insets for patient courtyards. Staff recommend further development of the 'shoulder' line which was defined in the previous Preliminary Development Permit, to improve its prominence (see Recommended Condition 1.3).

Similarly, the preliminary form of development responds to other design guidance. For example, the guidelines recommend that where there is a significant grade difference on a building face fronting a pedestrian route - as is the case for the east façade facing the Willow Street Pedestrian Corridor - that the main floor should be stepped down with a fall in grade to minimize blank wall areas and facilitate convenient access from adjacent public areas. In this case the grade drops by one storey from north to south, and the application proposes to respond by locating the main pedestrian entry facing east onto the Willow Street Pedestrian Corridor and accessible without stairs from 10th Avenue, with a secondary entry one level up convenient to the vehicle drop off accessed from 12th Avenue. While this arrangement provides an active face onto the Willow Street Pedestrian Corridor as intended, it also requires depressing the grade of the Corridor around the entry, which could reduce the visibility of the entry and affect sight lines around this part of the public realm. Staff recommend further design development to avoid these effects (see Recommended Condition 1.1).

The Guidelines and associated plans offer more detailed guidance on areas such as lighting, design to CPTED principles, and the like which will need review at the time of a Complete Development Application.

3. VGH Master Plan

The application generally responds to the Master Plan for the area, especially in terms of delivering the portion of the Willow Street Pedestrian Corridor adjacent to its site and by providing a shoulder line at the 66 m elevation to help define the west edge of the future Heather Common.

Changes required as a consequence of developing this site, such as relocation of the medical gas storage tanks from the adjacent service area to the Jim Pattison Pavilion loading area and the lane side of the Medi-Tech 2 site, will be considered through separate development permits and do not represent significant departures from the campus plan.

The Master Plan contemplates a major open space in the Heather Common area extending from Heather Street to the Willow Pedestrian corridor, with an extensive underground parking structure below. Guidelines for the precinct also note that the primary access for this parkade is intended to be from Heather Street, with access from 10th Avenue or 12th Avenue "as required."

The route indicated on the Master Plan from 10th Avenue would pass under the Medi-Tech 4 site. As the application proposes to construct a building on this site without provision for future parkade access, staff have considered whether this access should be a condition of approval. However, upon review of the future parking requirements including continuation of the Laurel parkade for the foreseeable future; the prioritization of 10th Avenue for bicycle, pedestrian, and other movements; the ongoing transportation demand management measures at the hospital; the provision of transit on the Broadway Corridor; and the access available from Heather Street and 12th Avenue, staff have concluded that 10th Avenue is not a required access point for the Heather parkade.

Staff have also considered the proposal to maintain the temporary surface parking located to the east of the Willow Pedestrian corridor, put in place in conjunction with the Blusson project to the north. This parking occupies an area intended to be public open space benefitting the entire precinct. It also requires a dedicated sidewalk crossing, and faces onto a well-used bicycle route. Given the prioritization of 10th Avenue for bicycle, pedestrian, and other movements; and a review of the previous material provided by the hospital at the time of the 2006 development permit showing relocation of the temporary parking to the Medi-Tech 4 site at the time of its redevelopment, staff recommend that the surface parking be removed and built under the JRSFC building (Recommended Condition 1.2 (i)).

4. Existing Agreements and Obligations of the Owner

The following obligations are the responsibility of the property owner, VCH, but are triggered by the JRSFC development.

Servicing and Open Space Agreement:

The proposed development (on the Medi-Tech 4 site) is currently noted in Phase 5 of development. The Precinct still has works that are not complete as noted in Phase 2 of development. In order for the intent of timely delivery of the public amenity package in line with Precinct development to be respected and realized, modifications to the Agreement are required. The modifications must also incorporate any past arrangements made between the City and VCH that have not been incorporated within the Agreement.

Developing the Medi-Tech 4 site does not trigger any specific off-site works in the current form of agreement however replacement open space will be required and the additional floor space will add to the overall Precinct count, triggering remaining works at specific thresholds.

Notable works that are remaining:

- 10th Avenue Works
- 11th Avenue Pedestrian Corridor
- Willow Street Pedestrian Corridor
- Heather Open Space Area

See Engineering Services commentary on page 14 and Recommended Condition 1.5.

Public Art Agreement:

A public art contribution is not required by the Agreement for this hospital use.

5. View Policy

The maximum elevation to the top of all structure is 74.90 m, which is 4.88 m (16 ft.) below the lowest portion of the view cone passing over the building. See Appendix E for a detailed analysis of the relevant view cone.

• Conclusion:

Staff support the application, subject to the recommended conditions of approval.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on February 27, 2013, and provided the following comments:

EVALUATION: SUPPORT (4-2)

- **Introduction:** Sailen Black, Development Planner, introduced the proposal regarding the Vancouver General Hospital for a preliminary development permit application that will update the master plan and add a new building. The proposed building is a new 8-storey acute care centre for mental health patients. The building will include out-patient facilities as well as a 100 in-patient beds. On the top floor a roof garden is planned. Mr. Black described relevant aspects of the CD-1 by-law,

the VGH Precinct CD-1 Guidelines, and the existing Preliminary Development Plan and Open Space Agreement applicable to the site, including height limits and the intent to create a legible pedestrian-oriented public realm.

Advice from the Panel was sought on the architectural, landscape and open space design in general, and in particular:

- Does the proposed form of development support the future open space off the Heather Commons with its front on the Willow pedestrian corridor?
- Does the relationship between the building entries and the Willow corridor create an inviting amenity for hospital patients, staff, and the public?

Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Knut Boeck, Architect, further described the proposal. He noted that the building was designed to get as much natural light into the building as possible. As well there is a one storey grade difference between level one and level two making the building at grade on the north and east side. The main entrance is proposed on the east side. There is a set of stairs in the master plan that will be pushed back to the south to create level access at level one and allow at-grade access from West 10th Avenue. There is a 2-storey atrium linking level one and two with a separate entrance on the south side of level two. He noted the upper floors are cut back at the courtyard to allow more light into the floors. Mr. Boeck described the programming for the proposal. He noted that they will be achieving LEED™ Gold for the building. Mr. Boeck stated that they are providing glazing at grade to create street animation and as well there is the 2-storey atrium that relates to the Blusson Pavilion. The elevation of the courtyard at level three picks up the Blusson Pavilion canopy elevation.

Jonathan Losee, Landscape Architect, described the landscape plans. He mentioned that the primary focus was to see how the building impacts on the Willow Street corridor. The retaining wall will follow the slope at an angle to have a seating height edge just outside the building. There will be a set of steps to the front door but there will also be wheelchair access via the Willow corridor path to the east. On the upper levels of the building, vertical landscaping is proposed for the walls between the patio spaces. The roof terrace will be used for patient activities, so gathering places are proposed with an area for future gardening. The courtyards, although shady, will be visible from inside the building. A water feature is planned along with some plantings to act as buffers between the courtyard and the adjacent office spaces.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the area around the east entrance;
 - Design development to increase the amount of natural light in the courtyards.
- **Related Commentary:** Although the Panel supported the proposal but they thought there was room for improvement.

The Panel supported the form of development and liked the architectural expression of the building. However they thought there were some challenges in the proposed open space relative to the Willow Street alignment and the future Heather Commons. The Panel felt that the relationship between the entries and Willow Street did not work as shown, and actually made the entry hard to find. They also felt that depressing the Willow promenade to meet the east entry level diminished the formality of the street, and recommended raising the entrance. As well the Panel thought the location of the stair was not successful, with one member suggested pulling them back to the

north. It was suggested that the Willow corridor might work better more as a street than a green space, with some Panel members recommending activating the street more. A couple of Panel members noted that there might be too many trees at the entrance that did not help to clearly define the entry.

The Panel also had some concerns regarding the lack of daylight getting into the courtyard space as the building seemed to be shadowing itself. They felt this would make it a less livable space for the patients.

- **Applicant's Response:** Mr. Boeck thanked the Panel and said the comments were very helpful. He added that they will try to incorporate them. Regarding the entrance he noted that the entrance was set but they could develop it further.

ENGINEERING SERVICES

The proposed development will be located in an area currently occupied by the Willow Chest Unit. Vehicular access to this area is provided by an internal laneway with street access from West 12th Avenue, Heather Street and West 10th Avenue. 10th Avenue and Heather Street are both designated City Bikeways. This section of West 10th Avenue experiences very high volumes for a local street and bike route as it provides access to a number of hospital facilities including its emergency entrance, loading areas, and parking facilities. Due to the number of competing demands it is important that the Precinct redevelopment strategy considers all of its future access and that it be provided off the appropriate streets.

The Master Plan for VGH defines the Willow Street Pedestrian Corridor as a required open space that is aligned with Willow Street and ultimately extends from West 10th Avenue to West 13th Avenue. The development proposes to close off a portion of vehicle through movement within its internal laneway to allow for the southern extension of the Willow Street Pedestrian Corridor, adjacent to the proposed development. However, the parking to the east of the Blusson building that is temporarily permitted with its access off of West 10th Avenue is proposed to remain.

A condition of the Development Permit for the Blusson building (DE409911) stated that the proposed surface parking east of the building was to be removed. The applicant responded to this condition with a phasing plan that relocated the parking once future development occurred on either the Medi-tech 4 site or the future Heather Common Parkade. Staff accepted this proposal with the hospital's acknowledgment that the proposed parking would be permitted temporarily, expiring one year after the Occupancy of the Blusson building and with renewal at the discretion of the Director of Planning.

Staff have worked closely with the VCH to understand the Precinct's short- and long-term needs and objectives. The redevelopment plans for the Heather Common is still unknown at this time and it is uncertain whether or not there is a need or desire to provide for the 1400+ spaces as originally anticipated. Recommended Condition 1.8 requires the timely updates to the Precinct's transportation plans to better guide the precinct's redevelopment including its overall parking demands and required access locations.

In order to proceed with the intent of the Master Plan and providing its open spaces as part of its public amenity package, staff require the West 10th Avenue vehicle crossing immediately east of the Willow Pedestrian Corridor to be closed and that the surface parking be removed or relocated and provided under the JRSFC building. This will allow for the provision of open space as intended by the Master Plan. The current application also proposes parking stalls on future sections of defined open space to the south east of the JRSFC building. Similar to the arrangement made with the Blusson development, an agreement will be required to identify a relocation strategy as the redevelopment of these areas are expected to be well in the future (see Recommended Condition 1.2).

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

A detailed review of the building design has not been undertaken for this Preliminary Development Application, as recommended conditions of approval and other factors are likely to change the design of building edges or entry areas. Staff will likely seek further design development when reviewing the Complete Development Application.

LANDSCAPE

Due to the uncertainty of future phasing of projects related to the VGH Master Plan, it is prudent to ensure that any built portions related to the JRSFC building offer enough foresight and flexibility to avoid limiting future options from success.

Recognizing the challenges in constructing a temporary section of a major public open space in advance, design development is needed for the Heather Common portion, and to a lesser degree the Willow Street Pedestrian Corridor work, in order that the spirit and intent of the policy is realised. The proposed design for the Heather Common should be simplified, while respecting the needs of users in the short term, and ensuring that topography, existing and future grades can be made compatible. Where a responsible plan and process can be outlined, staff may consider short term options that can be easily altered and flexible to future phasing of open space, pedestrian corridors, access/egress, and/or underground parking. The grading and programming must prove that the envisioned public realm will not be compromised by decisions in the short term.

HERITAGE

The Willow Chest building is not on the Heritage Register. The building was reviewed as part of Recent Landmarks Study but was determined to not be a candidate for addition to the Register at that time. There are some interesting design features or elements that could be considered by the designers for incorporation into the new building, but these are not required.

PROCESSING CENTRE - BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, firefighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

On February 21, 2013, 807 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

There were 15 responses received, the comments are summarized below:

- *Request for view study from the Tapestry building at West 12th Avenue and Heather Street*
- *Concern for mountain and water view impacts as the building is taller than the Blusson building at 818 W 10th Avenue*
- *Request that the building be altered to lessen view impacts*
- *Support for new building and facilities for mental health and addictions patients*
- *Concern for safety of neighboring residents*

Staff Response

The proposal is higher than the most recent development nearby, the Blusson building. However, the Blusson building was built below the intended height of shoulder line of 65.5 m to 67.5 m in elevation as recommended in the Master Plan, and is roughly half of the permitted height for this area. The proposed maximum height of approximately 32.55 m from the low point on the site to the top of structure is about 10.7 m lower than the maximum height allowed to top of structure, or 42.7 m. The proposed shoulder line at 66.0 m in elevation will help to define the perimeter of the future Heather Common.

To illustrate the potential impact to private views from nearby residential units, the applicants have provided view studies from the east and west portions of the Tapestry development at West 12th Avenue and Heather Street (see Appendix F). The views also show the existing buildings which currently affect distant views. The units most likely to be affected are the those at eye level with the top storey of the proposal. These units are located in the east portion of Tapestry, located about 170 metres to the southeast. These concerns are reflected in Recommended Condition 1.4. For other residents, especially those on lower floors facing 12th Avenue, the removal of the Health Centre and its replacement with green open space will be more significant changes than the addition of the mental health building to the hospital campus.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

Staff Committee have reviewed the preliminary application and support the application with the conditions contained in the report noting that the applicant and the owner should be fully aware of their respective obligations to satisfy all conditions of this report in order to allow the timely processing and consideration of the complete application for this development.

J. Greer
Chair, Development Permit Staff Committee

S. Black, Architect AIBC
Development Planner

J. Bosnjak
Project Coordinator

Project Facilitator: C. Lau

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to the submission of a Complete Development Application for the JRSFC building:

A.1 Standard Conditions

- A.1.1 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

Standard Landscape Conditions

Part A

- A.1.2 design development to the east side landscape grading and entrance sequence of the Segal Centre to ensure that pedestrian connections in the east-west direction through the Willow Street Pedestrian Corridor are strengthened, while concurrently respecting the intent of the VGH Master Plan;

Note to Applicant: The specific entrance needs and building grades of the Segal Centre should enhance rather than fragment current and future pedestrian flow in the public realm. Documents/plans should address this.

- A.1.3 provision of typical, detailed large scale (1/4" or 1:50) landscape sections and elevations of all open space areas, including planters, existing and proposed grades, walkways, surfaces, subsurface soil, walkway materials, railings, retaining walls, stairs and underground structures;

Part B

- A.1.4 soft and hard surface landscape elements to be consistent with the VGH Master Plan, related policies/ guidelines;

Note to Applicant: Landscape elements should be to the satisfaction of the General Manager of Engineering Services. Ensure that the landscape plans clearly label all materials and specifications. Special attention is needed to plan for and implement future phases seamlessly, avoiding unnecessary grading, cut and fill, awkward edges, construction costs or other interventions that could compromise future implementation of the master plan. Non-standard landscape materials and site furnishings may be considered on a limited basis, provided they match other recently built projects in the immediate context.

- A.1.5 design development to the proposed phase of the Heather Common to be consistent with the VGH Master Plan, and related policies;

Note to Applicant: The plan should present a simplified, central "rolling lawn" to be framed by present and future perimeter buildings and transitional tree-lined pedestrian corridors. In the central green space, all circulation routes, access exits, temporary structures and trees to be relocated to the perimeter rather than centrally oriented. The central space should be programmed as passive, contemplative green space rather than transitional in nature. While the proposed landscape elements should respond to the needs of users in the short term, future alterations to built form may be required due to the uncertainties related to the status of future projects, budgeting and parking requirements. Detailed design may still include a simplified palette of master plan materials, planting, furniture and lighting. Secondary pedestrian walkways should be two-foot square concrete or hydrapressed colored pavers and

limited to the outer edges of the space (refer to "The Tapestry" residential project, open space portion and built portions of the 11th Avenue corridor).

A.1.6 provision of additional documents with regard to proposed Heather Common open space phasing, as follows:

i. detailed area survey to inform present and future design decisions;

Note to Applicant: Provide a sufficient quantity of spot elevations. Extend the survey to show existing buildings, open space, grades and topographical information to the outer edges of the future Heather Common, including the curb edge along West 12th Avenue, curb edge along Heather Street, east of the old power plant and to the edges approximating the future Heather Pavilion.

ii. detailed "phased" plan(s) that consolidates the information presented on A-12, A-13 and the VGH Master Plan, placing the proposed phased portions of the Willow Corridor, Heather Commons and West 12th Avenue street design into the future master plan, including best approximation of dates for future demolition and master plan work;

iii. large scale plan(s) detailing the proposed green space (area #21, after Health Centre demolition) in the context of the future Heather Common and an overlay of relevant portions of the Master Plan, that highlights scope of work, tree, master plan materials, circulation, point of access/egress, site furniture, lighting, contours and permanent points of reference to the perimeter; and

Note to Applicant: The plan should indicate a level of detail comparable to the approved VGH Master Plan.

iv. a sufficient number of cross sections (north-south, east-west) to the outer edges of the future Heather Common, including West 12th Avenue, Heather Street, east of the old power plant and to the edges approximating the future Heather Pavilion;

A.1.7 design development and documentation to the Willow Street Pedestrian Corridor, to:

i. ensure that benches, lighting and hard surface details are consistent with the Master Plan and the as-built portions adjacent the Blusson building;

ii. clarify details for standard benches and upstand LED lighting, in plan and elevation (consult Engineering Services for brand and standard specifications);

iii. clarification of the note on sheet L-1, "grades to be lowered inside dashed line";

iv. provide large scale cross sections in the north-south and east-west directions;

v. indicate spot elevations (existing, proposed, top/bottom wall, soft surface areas, walkways, stairs); and

vi. avoid introducing any new non-standard paving materials in the Willow corridor proper. Non-standard "special paving" and site furniture to be limited (and encouraged) to the private property apron of buildings. As an exception, special paving may be considered and limited to rest areas/corner cuts in the Willow Street Pedestrian Corridor provided it is matched to existing special paving and high quality custom benching in the immediate context;

- A.1.8 clarification in writing and illustrated on the appropriate plans of those elements that are permanent and those that are temporary;
- A.1.9 provision of typical, detailed large scale (1/4" or 1:50) sections and elevations of all open space areas, including planters, existing and proposed grades, walkways, surfaces, subsurface soil, walkway materials, railings, retaining walls, stairs and underground structures; and
- A.1.10 provision of a detailed landscape design rationale and phasing details.

A.2 Standard Engineering Conditions

Part A

- A.2.1 provision of an improved design for the access way under the JRSFC building to allow for Class C trucks to pass straight through without excessive maneuvering and to provide a safe crossing for pedestrians to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Consideration of a larger corner cut on the proposed secured outdoor space for Willow Pavilion or relocation of the support columns for the Segal is needed in order to provide better Class C movements. Consideration of conflict with the operation of other vehicles (such as Handy Dart drop-off) should be taken into account. Class C trucks maneuvering to drive between the columns under the JRSFC building would require a wider maneuvering aisle of 10 m (33 ft.) at the marked crosswalk. Consider providing a bang bar and sign showing the vertical clearance available under the JRSFC building.

- A.2.2 provision of the following improvements to bike storage facilities including:
 - i. provision of building awning over the 6 Class B bicycle storage proposed near the outpatient entrance;
 - ii. provision of adequate space between the door and the free standing wall to access Bike Storage Room 2; and
 - iii. provision of automatic door opening device at the bicycle entrance door to enter and exit the building; and
- A.2.3 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property;

It is presumed with your consultation so far with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met;

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

Part A

- A.3.1 provision of a site profile;
 - A.3.2 provision of an environmental media reports;
 - A.3.3 that the property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - A.3.4 enter into a remediation agreement for the remediation of the site and any contaminants which have migrated there from on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance(s) or such other instrument, determination or approval satisfactory to the City has been issued by the Ministry of Environment (MoE) which confirms that the on-site and off-site contamination, has been remediated to levels or standards acceptable to the MoE for the on-site and acceptable to the MoE and the City for the off-site contamination.
-

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated March 13, 2013. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0, 2.0 and 3.0 have not been complied with on or before **October 8, 2013**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
 - B.2.5 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.
-

Processing Centre - Building comments

The following comments are for the building itself and are based on the preliminary drawings prepared by dys architecture dated Dec. 21, 2012 for the proposed preliminary development permit. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building Bylaw #9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

1. Building safety facilities such as central alarm and control facility, firefighter's elevator and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighter's' entrance.
2. Principle entrance is not within 15 m of the fire access route.
3. Building face is not within 3 to 15 m of the fire access route.
4. The building is required to provide access to persons with disabilities to all public areas, common areas, change rooms and showers, storage, amenity, meeting rooms, and to areas where work functions could reasonably be expected to be performed by persons with disabilities.
5. * Spatial separation requirements on the North, East, and South elevations may not comply and the existing buildings being exposed may require upgrading.
6. Building construction is required to be noncombustible.
7. Highrise building and VBBL 3.2.6. requirements for high buildings apply to the entire building. Connected buildings provisions will be required.
8. Width of exit doors on floor areas serving patient sleeping rooms are required to be not less than 1050 mm. Doors shown appear to be too narrow.
9. Interconnected floor spaces must meet Subsection 3.2.8.
10. Fire access route from 12th Avenue to the building main entrance is required. Fire access route is required to be conspicuously demarcated and provided with fire lane signs.
11. Fire hydrant adjacent to the fire access route is required.
12. Weather vestibule is required at main entrances.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

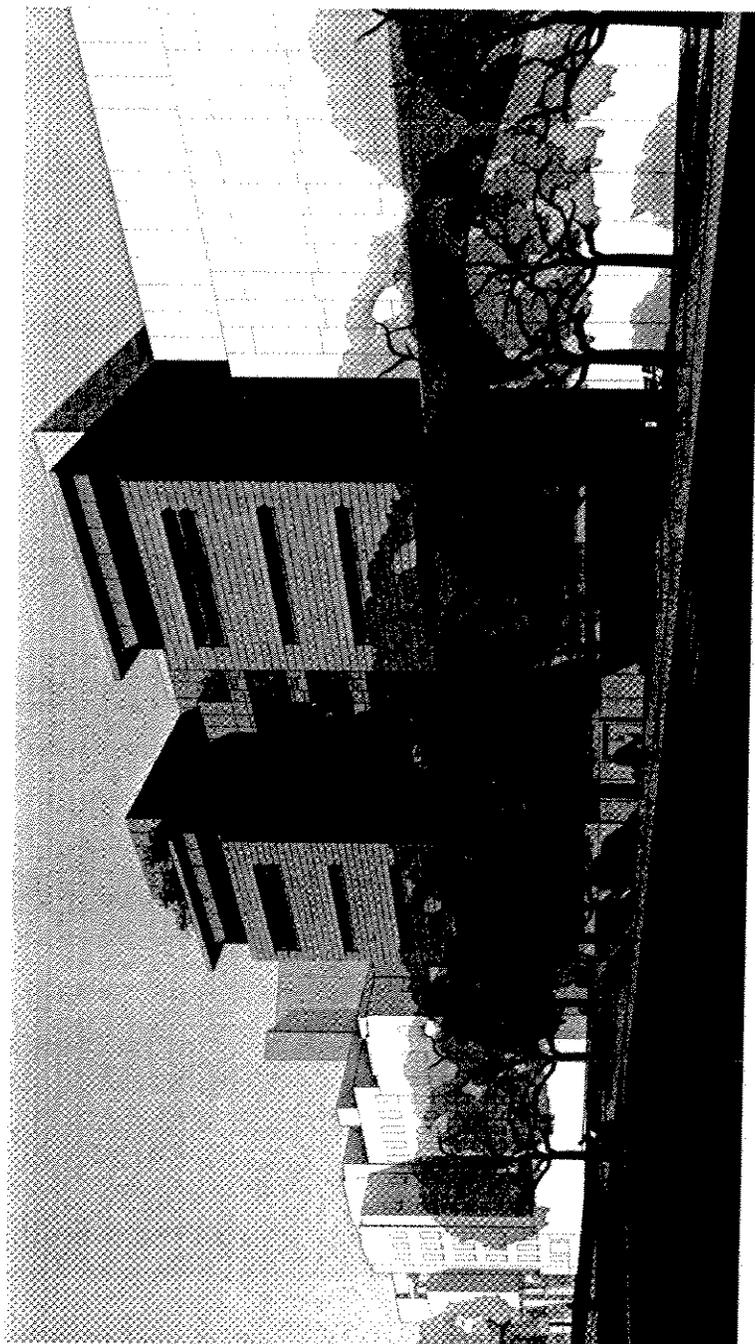
The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

There are no comments or conditions regarding the changes to the Master Plan.

Vancouver
Coastal Health

dys architecture

MontgomerySisam



JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

2647 WILLOW STREET

PRELIMINARY DEVELOPMENT PERMIT APPLICATION

DEC 21 12

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DEC 21 2012
COMMUNITY SERVICES
DEVELOPMENT SERVICES

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DE 416467

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DEVELOPMENT STATISTICS

Legal Description: Parcels 1, Blocks 376 & 377, District Lot 528 Group 1, Plan NMC BCP 1644

Floor Space Calculation

Level	GFA	Service Space Exclusions	Wall Thickness Exclusions	Void Space at double height	Total Floor Space	Open balconies or sunspace, patios, roof terraces
Level 1	1,940	1,001	21	90	916	
Level 2	1,565	N/A	97		1,468	
Level 3	1,650	N/A	33		1,617	400
Level 4	1,650	N/A	33		1,617	66
Level 5	1,650	N/A	33		1,617	66
Level 6	1,650	N/A	33		1,617	66
Level 7	1,650	N/A	18		1,572	66
Level 8	750	633	27		90	650
Totals	12,485 m²	1,634 m²	297 m²		19,514 m²	1,174 m²

Building Height	Required for the Building	Required for the Precinct	Proposed for the Building
26 m allowed			28.75 m *
36.4 m Maximum			32.55 m *
42.7 m Maximum for mechanical			* measured from base elevation of 41.8 m

Number of Storeys 4 -10

Setbacks 12m from centre line of Willow Street

Parking 1 stall per 50 sq m of hospital use max. per 57.5 m² of Mech-Tech use
1 stall per 42 m² of Mech-Tech use max.

Loading The building is connected to the campus with bus and van system with access to the central loading dock.

Bicycle Parking

- Class A 1 Space per 17 employees on peak work shift, equating 10 spaces
- Class B 6 Spaces at each public entrance

Building Use Hospital Use
100 Mental Health Inpatient Beds, support spaces and Mental Health Administration

6 Spaces at Level 2 entrance

Use/Building	Vancouver General Hospital: Area Summary to August, 2012						Site Coverage (m ²)	
	Maximum Allowables				55% Max: 76,500m ²		Proposed	
	Permitted Maximum (m ²)	Current (m ²)	Proposed (m ²)	Current (m ²)	Proposed (m ²)	Current (m ²)	Proposed (m ²)	
INSTITUTIONAL:	361,621							
VCH - Current	33,430	359,838	33,430	2,781	2,781	2,781	2,781	
ADCC Diamond Centre	900	9,774	900	609	609	609	609	
Alumni Centre	2,146	23,059	2,146	1,073	1,073	1,073	1,073	
Arthritis (Mary Park) Centre	8,799	94,712	8,799	2,119	2,119	2,119	2,119	
Bartfield Pavilion	36,453	392,377	36,453	4,473	4,473	4,473	4,473	
Cantennia Pavilion	0	0	0	920	920	920	920	
Child Care Centre	3,961	42,636	3,961	819	819	819	819	
Doctor's Residence	8,114	87,338	8,114	1,761	1,761	1,761	1,761	
Health Centre	6,940	74,702	6,940	6,940	6,940	6,940	6,940	
Healines Pavilion (RP): Heritage	2,863	2,863	2,863	266	266	266	266	
149 - Later Addition: East	3,350	36,059	3,350	3,350	3,350	3,350	3,350	
HP - Later Addition: South East	1,394	13,005	1,394	1,394	1,394	1,394	1,394	
HP - Later Addition: South	4,710	50,698	4,710	3,208	3,208	3,208	3,208	
HP - Later Addition: South West	7,241	77,941	7,241	1,602	1,602	1,602	1,602	
Laundry	5,505	59,255	5,505	1,037	1,037	1,037	1,037	
Jack Beil Extension (Robert H N Ho)	55,832	600,971	55,832	7,159	7,159	7,159	7,159	
Jim Pattison Pavilion (Laurel) South	29,751	320,237	29,751	6,427	6,427	6,427	6,427	
Jim Pattison Pavilion North	514	5,533	514	0	0	0	0	
Jim Pattison Pavilion Auditorium	5,269	56,715	5,269	1,940	1,940	1,940	1,940	
Physical Plant (old)	907	5,457	907	60	60	60	60	
Physical Plant (New)	7,432	79,997	7,432	1,953	1,953	1,953	1,953	
Research Pavilion	0	0	0	0	0	0	0	
Tunnels	999	10,753	999	454	454	454	454	
Tzu Chi	3,111	33,487	3,111	801	801	801	801	
Willow Chapel	5,733	61,709	5,733	995	995	995	995	
Willow Pavilion	0	0	0	0	0	0	0	
MT-4 (JRSFC)	26,612	286,449	26,612	6,135	6,135	6,135	6,135	
Agencies	15,453	166,335	15,453	3,096	3,096	3,096	3,096	
BC Cancer Agency	5,314	57,199	5,314	2,015	2,015	2,015	2,015	
BC Center for Disease Control	0	0	0	0	0	0	0	
Eye Care Centre	22,501	242,199	22,501	8,962	8,962	8,962	8,962	
Parking	7,586	81,590	7,586	7,586	7,586	7,586	7,586	
12 th Avenue Parkade	0	0	0	0	0	0	0	
BCCA Parkade	0	0	0	0	0	0	0	
SubTotal 1	309,825	3,334,928	309,114	74,885	74,885	74,885	74,243	

Use/Building	Maximum Allowables				55% Max: 76,500m ²		Proposed	
	Permitted Maximum (m ²)	Current (m ²)	Proposed (m ²)	Current (m ²)	Proposed (m ²)	Current (m ²)	Proposed (m ²)	
	RESTRICTED USES:	59,928						
Meat-Tech:								
MT-1								
MT-2								
MT-3 (Busson - ICORD)								
MT-4 (Changed to patient care see above)								
MT-5/6								
SubTotal 2	10,196	108,748	10,196	10,196	10,196	10,196	10,196	
Health Care Office:	1,115							
Retail:	2,694							
Restaurant:	929							
Seniors Supportive Housing:	20,976							
Multiple Dwelling:	13,935							
Nurse's Residence Site								
Multiple Dwelling Conversion:	7,041							
Nurse's Residence Conversion								
Community Centre								
Child Care								
Cultural/Recreation/Retail:	1,400							
SubTotal 3	20,976	340,997	20,976	20,976	20,976	20,976	20,976	
GRAND TOTALS	361,621	3,444,677	340,286	78,225	77,563	77,563	77,563	
(Subtotals 1-2-3):								

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PRELIMINARY DEVELOPMENT PERMIT

Joseph and Rosalie Segal Family Centre | 2647 Willow Street

PURPOSE

1. Consolidate VGH and UBC Mental Health Services on the Vancouver General Hospital Campus on the MT-4 Site where it can best integrate with VGH infrastructure.
2. Provide 100 mental health beds, out patient services and administration areas.
3. Provide a secure outdoor environment for patients to experience weather.
4. Provide staff and patients with access to natural light while reducing the window to wall ratio to less than 40%.
5. Provide a LEED Gold building.

Site

The site is located on the west side of the Willow Street Corridor immediately south of the Blossom Pavilion (CORE). With the surrounding residential rather than existing property lines. The north limit is taken as the retaining wall separating the Willow Chest Centre from the Blossom Pavilion. The south limit is guided by the Vancouver General Hospital Master Plan including a desire to continue the 11th

Avenue pedestrian corridor alignment west of Willow Street. The westerly extent of the site is limited by the existing Centennial and Research Pavilions, and consideration of future hospital development. The resulting site dimensions are 40 metres fronting Willow Street and 57.6 metres in the east-west direction. Adjacent buildings include the Blossom Pavilion to the north, the Centennial and Willow Pavilions to the south, and the Research Pavilion to the west.

Context

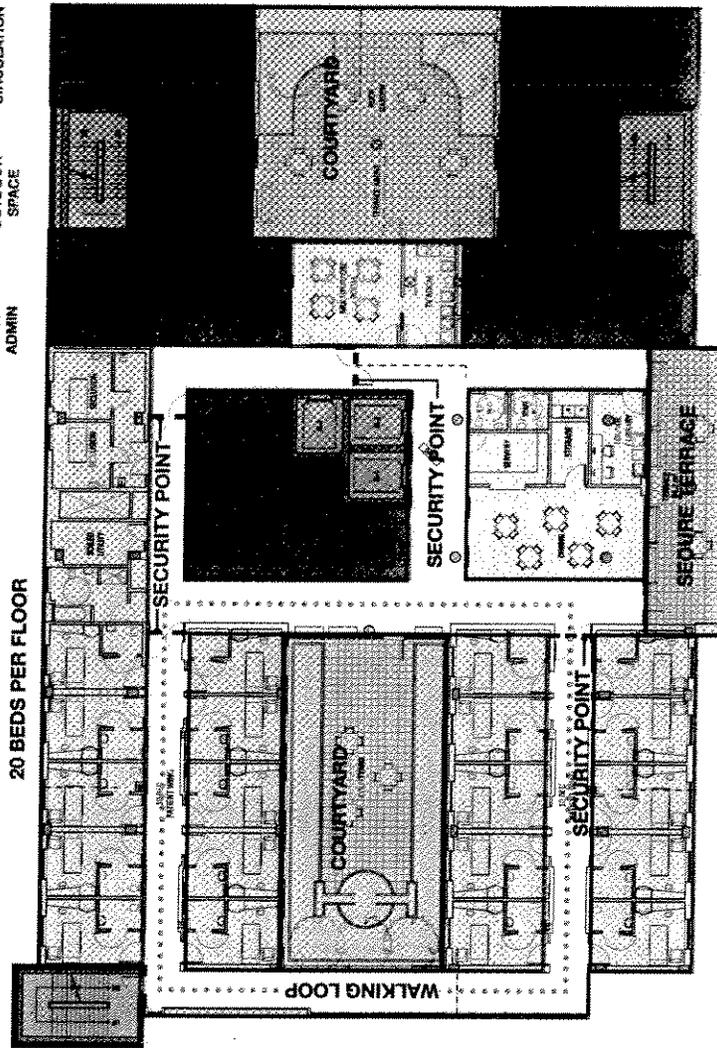
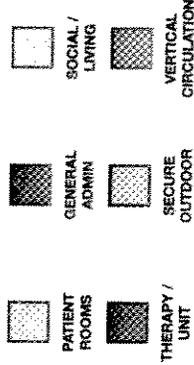
This site was identified in the 2004 Master Plan as appropriate for a Medical Technology Research & Development building, with the option for use for health care services, one of six such sites intended to front the Heather Common, a major open space created by the demolition of various outdated patient care, education and support buildings in the area. Design guidelines adopted with the rezoning contemplate a basic building height of 26 metres, with provision to increase portions of the building to 38.4 metres for occupied spaces and 42.7 metres for perthouses. There is an additional guideline to express a cornice line at a designated site elevation.

Following a 2005-6 decision to expand and consolidate mental health services on the VGH Campus, and with reduced and redirected demand for Med-Tech R&D facilities, this site was identified as having the following attractive characteristics to accommodate a new building for secondary mental health services.

- proximity to other mental health, diagnostic and treatment services to ensure clinical and operational viability
- easily linked to existing service tunnel system
- adequate footprint area and building height to accommodate functional program
- fronts the future open space of, and offers views out to, Heather Common
- stand-alone identity for donor recognition

The site slopes down approximately 2.5 metres from south to north along the Willow Street frontage and some 4 metres at the western site limit. The property is essentially level in the east-west direction falling approximately one-half metre along the north limit, and rising approximately three-quarters of a metre along the south limit, from Willow Street to the western boundary. The site is currently occupied by the Willow Chest Centre which along with

TYPICAL FLOOR:
INDICATIVE DESIGN - INPATIENT



related subgrade service tunnels will require dewatering, recording of services and demolition prior to construction of the new building. In addition, use of this site will require relocation of the bulk medical gas tank farm, and the hazardous material storage sheds. Service to the Research Pavilion, now provided from the Willow Chest Centre loading dock, will be routed in future through a new tunnel connection to the Centennial Pavilion.

In the near term vehicular access for patients and visitors can occur from either 10th or 12th Avenues utilizing existing traffic lanes. Until the Willow Pavilion is replaced and/or new acute facilities are built to the west, there is also a requirement to maintain a service vehicle route from 12th Avenue past the Centennial Pavilion and exiting to 10th Avenue. Authorized patient transport and service vehicles will also use this route. Access for mechanical and electrical equipment servicing, and to bike parking, will be from 10th Avenue using the existing lane west of the Blusson Pavilion. Primary pedestrian access will be from 10th Avenue along the Willow Street alignment.

Program

The proposed eight storey Joe & Rosalie Segal Family Centre (JRSFC) will consolidate multiple existing mental health services and programs that are currently distributed over several buildings at Vancouver General Hospital and UBC Hospital. 100 single occupancy patient rooms including support services and administration areas, covering several mental health programs, will be located on five inpatient floors. The two lower floors of the building will be used for outpatient mental health services and the Assertive Community Treatment (ACT) Program, the lowest level will also accommodate building services and bike storage facilities for site wide use.

The majority of the inpatients in the new facility will be relocated from the Health Centre building on the Vancouver General Hospital campus. The aging Health Centre has been used for mental health programs for several decades and with its shared patient rooms and 4 washrooms per 24 patients is in urgent need of replacement. The building does not provide the access to natural light and secure outdoor space needed to successfully run mental health programs, furthermore the current standards of patient and staff safety and security cannot be met any longer by the outdated infrastructure. After the completion of Joe & Rosalie Segal Family Centre and relocation of patients from the Health Centre the latter will be demolished and replaced by a park accessible from 12th Ave. This park is part of the CD-1 zoning agreement known as Heather Commons.

Design Objectives

The intent of the project is to provide a forward thinking, patient centered facility for the improvement of mental health in British Columbia by furthering the following objectives:

- address the stigma associated with mental health
- strive for transparency and awareness of integrated care for patients and families
- offer programs responding to individual needs and streams of care
- create seamless access to acute secondary psychiatric services and community-based programs for patient/client populations in Vancouver
- implement evidence-based best practices
- foster pride, respect, and dignity in patients and staff
- promote recreation, flexibility, future proofing and care team synergy
- encourage community engagement

to the extent the building design has been based on the following guiding design principles:

Healing Patient Environment

- create an welcoming and safe space
- calm and therapeutic materials, natural light
- foster visual connection outside to outdoor spaces
- integrated natural light
- maximize natural light
- provide natural light and views
- provide a clean and bright environment
- provide a clean and bright environment
- provide a clean and bright environment

Healthy Workplace for Staff

- provide a clean and bright environment

Architectural Response

The proposed design for the Joe & Rosalie Segal Family Centre exploits the site grading to create a double-height entry court facing the landscaped Willow Street Corridor and connecting Levels 1 and 2 permitting those arriving at either level to readily move to the other, or to the floors above. The interconnecting stair in the entry lobby offers an option to elevator use and the seating and waiting areas further enhance the welcoming and uplifting setting for patients, staff and visitors. The entry court also creates strong visual interest along the east facade that is stepping down with the grade change to minimize black wall areas. Highly transparent this aspect of the building exterior articulation references the lobby space of the adjacent Blusson Pavilion, engages the public, contributes to the overall quality of the VGH campus fabric, and will ultimately offer spectacular views out to the Heather Common.

The north side of the building at Level 1 provides at grade access to the bike storage area that is intended for site wide use furthering the hospitals ongoing efforts to reduce vehicle traffic to and from the site. The second level of the building, which is at grade on the south side, is cut back to allow service vehicles accessing the Centennial Pavilion loading dock to pass underneath the upper floors of the building and proceed to leave the site at 10th Ave. The outpatient program located at Level 2 has a separate entrance on the South side of the building and also allows for convenient patient drop off by car entering the site from 12th Ave. All building entrances will be provided with weather protection. The entrance canopy on the east side will provide continuous protection along the Willow Street Corridor.

The existing campus wide service tunnel system will be linked to the new building through a corridor along the south wall of Level 1 which will provide direct access to the elevator core for delivery of food, laundry and other centralized campus services. Tunnel linkages to the Research Pavilion lost through the demolition of the Willow Chest Centre will be re-established with a new north-south link to the Centennial Pavilion.

Building Massing

The overall massing of the proposed development is articulated through courtyards recessed into the East and West facades and alternating terraces on the south facades and within the East courtyard starting at the inpatient units above Level 2. The western courtyard is enclosed by a transparent bridge element to facilitate the interior circulation. Outpatient and Assertive Community Treatment (ACT) programs are accommodated below the inpatient units, and occupy the full available floor plate, forming a building podium and creating the base for the two open courtyards of the H-shaped inpatient floors above.

The H-shape of the upper floors not only creates ample opportunity for secured outdoor spaces for patients and staff to enjoy it also lets daylight penetrate deep into the floor plate resulting in light filled and airy common areas on all patient floors. The shallow depth of the building wings ensures that virtually all rooms on the patient floors will have direct access to daylight.

Above Level 6 the building is stepping back from the East side and the facade expression changes to become more transparent. The stepping and change in facade finish coincides with the shoulder line height stipulated in the Master Plan guidelines and the top floor parapet of the adjacent Blusson Pavilion, intended to establish a continuous street wall to frame the future Heather Common. The building roof above the Level 7 inpatient floor, outside of the space occupied by the mechanical penthouse has been designed as a patient accessible roof garden, featuring weather protected seating, activity areas and extensive landscaping. The proposed overall building height and setbacks correspond with the CD-4 zoning requirements. The overall height of the building is 8 stories, including the mechanical penthouse and Level 1, which is partially below grade.

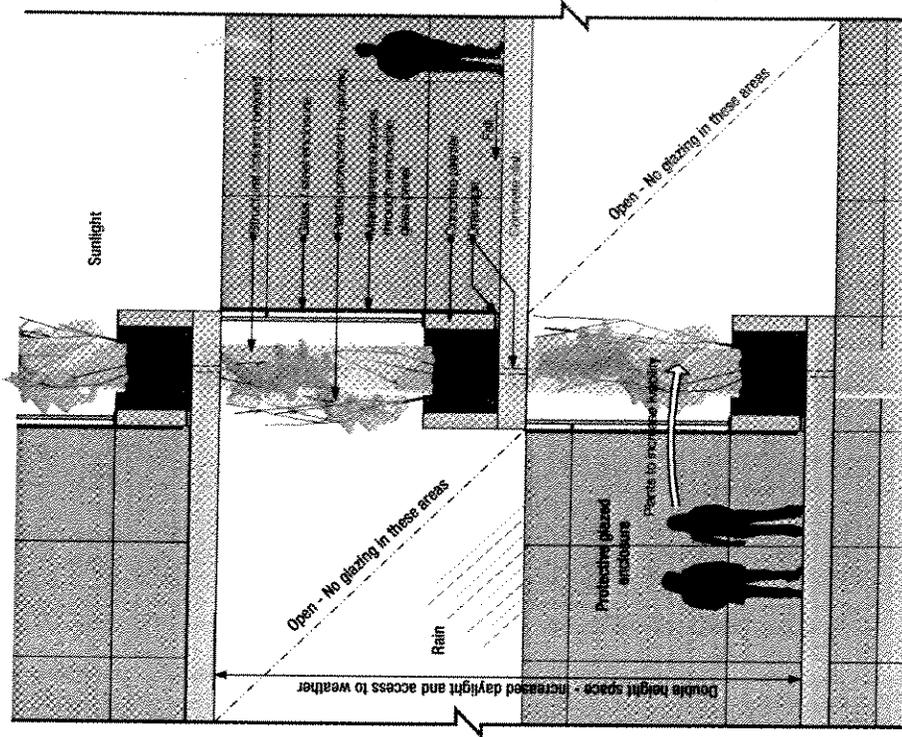
Building Exterior

The material palette for the proposed building consists of high quality metal cladding, exterior grade wood veneer paneling and glass. These exterior materials have been used to differentiate the outward facing facades, cool and restrained metal mainly corresponding with the hospital campus and its existing VGH buildings, from the more forwards oriented elevations, warm, nurturing and natural wood finishes providing the backdrop for the landscaped outdoor areas for patient and public use. Continuous glazing is concentrated on the common areas of all patient floors in an effort to maximize the access to daylight for patients during daily activities and at the same time restrict the overall window wall ratio to allow for an energy efficient building design. The punched window openings for other areas of the building integrate fixed sun screens to mitigate solar heat gain.

As the 100 bed inpatient units (IPUs), with five 20-bed groups, are the predominant component of the building program, development of the best healing environment for the IPU was instrumental in generating overall building form. The proposed design achieves important objectives including:

- use of open courtyards to provide natural daylight access to all areas
- provision of easy access to outdoor courtyards and terraces
- for therapeutic benefit of both patients and staff
- separation of the private zone of patient bedrooms, the common patient social areas, the clinical treatment/therapy zones, and the secure administration/staff areas
- ability to secure patient bedroom areas and minimize travel distances for night-time staff coverage
- creation of looped circulation corridors for easy and open patient access and movement during daytime
- strategic location of Care Team Base (CTB) giving easy access to, and visual overview of, patient bedrooms, elevator entry and program areas, in consideration of current staffing levels
- provision of natural light to, and outdoor view from, elevator lobby and the CTB
- centralized location of circulation and service core, and associated functions, for overall effectiveness and efficient management of patient care (safety, egresses)

EXPERIENCING PLANTS AND THE WEATHER
 Indicative Design - Section Through Secure Terraces Looking Outward



- creation of double height terraces on each IPU to provide pleasant, safe and secure outdoor space, reinforce the non-institutional therapeutic healing environment, and offer opportunity for architectural expression
- Given the various site constraints and proximity to surrounding existing buildings, the internal organization and planning of all floors optimized opportunities to focus on the following priorities:
- ample natural light for all patient accommodation and treatment areas, staff working areas, elevator lobbies, and main circulation routes
 - fostering interaction and active social engagement for patients with easy access to an array of common areas including small lounges and quiet, comfortable meeting places and, on the IPUs, dining and activity rooms, TV lounges, laundry, library, and terraces
 - clear intuitive wayfinding and ease of circulation to minimize stress due to confusion or disorientation
 - strong visual connection from unit entry and other key areas to Reception and CTEs to create positive interaction between patients and staff
 - creation of safe work and treatment environments
 - easy access to dedicated staff areas for off-stage retreat

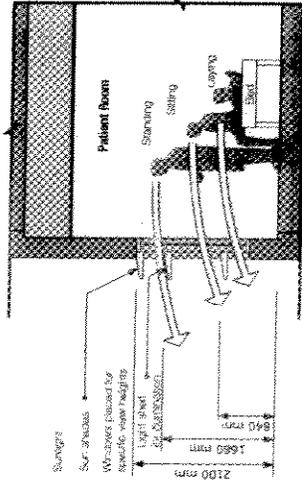
Sustainability

The sustainability goal for the Joe & Rosalie Segal Family Centre is LEED gold. The building systems will be designed to be compatible with the current and future campus energy systems. Details of the building systems as well as the overall energy modeling will be finalized during the subsequent detailed design.

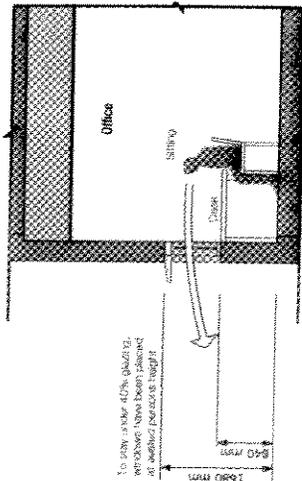
Hunt & Associates, Transportation Planners and Engineers provided a detailed study of the existing and future parking capacity at Vancouver General Hospital in November 2012, including a parking demand survey. Their findings indicate that the utilization of the current parking capacity on site at peak times lies at or below 80%. They identified the recent improvements to the public transportation systems, mainly the completion of the Canada Line, and ongoing efforts by the hospital to reduce vehicle traffic, such as promoting carpooling, subsidized transit passes, cycling measures and custom bus service among others as the main reasons behind the declining parking demand on the campus. Based on this study the building program does not include additional vehicle parking facilities, instead the provision for bicycle parking spaces with associated locker rooms and showers, over and above those required to serve the building, have been included. These facilities are located at Level 1, easily accessible at grade directly from the 10th Ave bike route.

Prior to the construction of this project the gas tank farm, providing bulk storage of medical gases for Vancouver General Hospital, will have to be relocated. The bulk oxygen storage tanks will be moved to the Meditech 2 site located at the east side of Heather Street between the 11th Ave corridor and the UBC Alumni building. The oxygen storage facility will be facing the 12th Ave lane and will be screened on all sides including landscaping facing the pocket park currently occupying the Meditech 2 site. The bulk nitrogen storage will be located at the access ramp to the central VGH loading dock off 10th Ave the view from 10th Ave will also be screened by landscaping. These projects will proceed under a separate Development Permit application. With the oxygen storage facility at the Meditech 2 site the remaining foot print of the site will allow for 9,620 m² of future development.

INDICATIVE DESIGN



Patient Room Views



Panoramic View at Seated Position in Offices

Landscape Response

Willow Street Pedestrian Corridor

To continue the strong and formal geometry of the Willow Street Pedestrian Corridor, the pattern of paving using a concrete sidewalk with granite block detailing at the edges, tree planting with double rows of large caliper Beach trees and mass planting of Pachyandra in the large square planters will be extended south in a grid pattern along the east perimeter of the new building. Grade changes will be made by creating sloping planes of ground covers, and adding steps and seating walls to create simple changes in elevation, yet providing full handicapped access to the building entrances.

Landscaping at Joe and Rosalie Segal Building

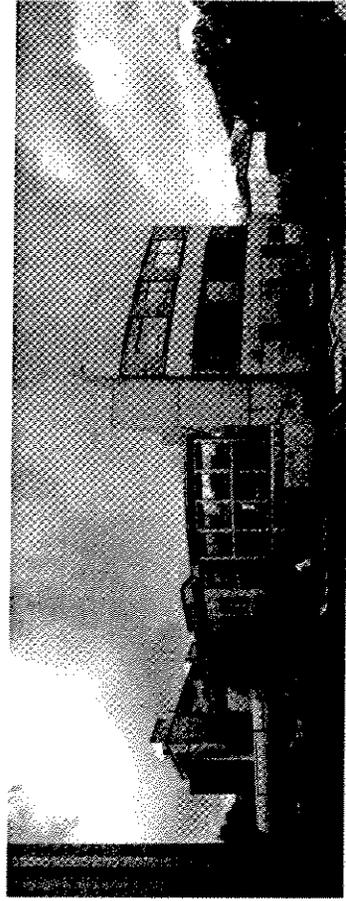
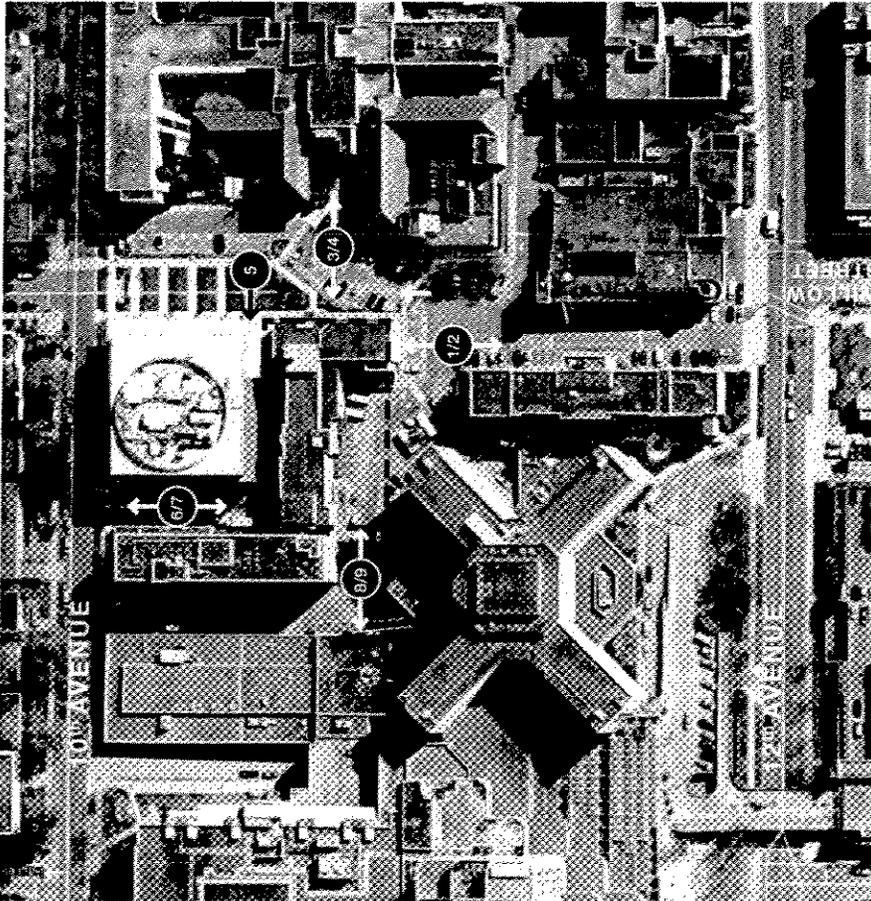
The landscape for the Joe and Rosalie Segal building has been designed to create welcoming and usable green spaces at every building level, some large, some small. Patients will be able to access green spaces at terraces where we propose living green walls of climbing vines, and raised planters planted with shrubs selected to provide seasonal variety, texture, and fragrance. Large courtyards in the lower areas utilize shade tolerant broadleaf shrubs and small trees to provide buffer planting between the courtyards and adjacent offices, and water features offer white noise to give a calming effect to the courtyards. The rooftop gardens offer a variety of user experiences, with simple geometric forms so patients can be alone or gather in small groups as they use the space. In all cases the exterior terraces are protected with tall glazed screens with trees planted on the outside of the screen fully visible from within the protected area. Ample garden spaces at the roof top are available for any horticulture therapy exercises that staff may organize around the space, and the space is flexible enough to situate furniture, tables, chairs as the need arises.

The First Phase of the Health Centre Demolition site

The Health Centre site will result in an open space from 12th. We have organized the space with a simple pattern of sidewalks focusing on the central spine of the space which has a small plaza with seating and access walkways leading north downhill in a pair of stepped walks that arrive at a lower plaza, which serves as an exit to an elevator shaft from underground tunnels. Diagonal walkways connect this plaza to walkways and parking north of the small park space. Upper and lower plaza are universally accessible from 12th Ave and the service lane respectively.

Future Phases - Demolition of the Doctor's Residence, Tzu Chi, and Power Plant buildings

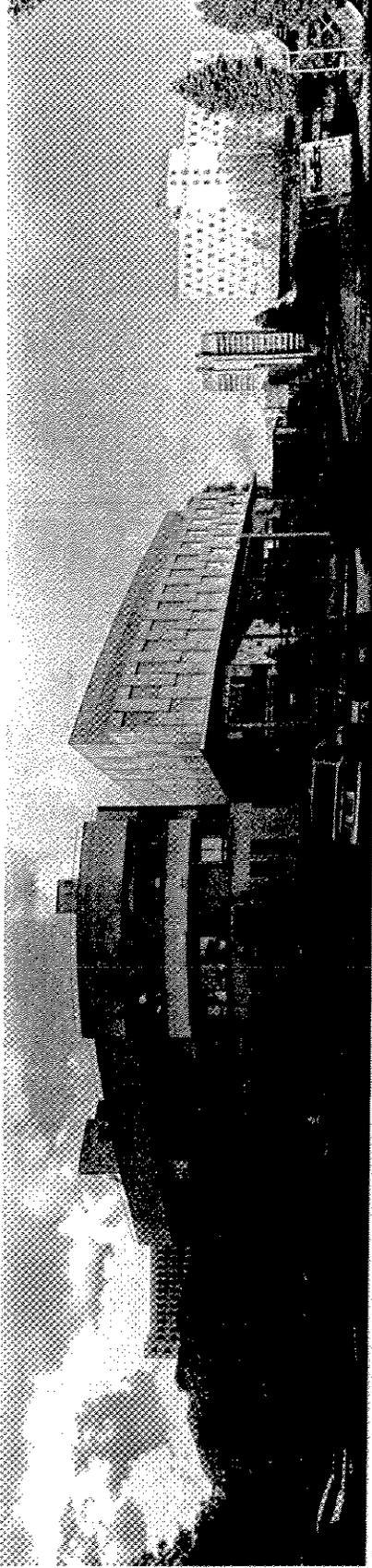
When the Doctor's Residence, Tzu Chi and Power plant buildings are removed in the future the park space will become enlarged, east and west, expanding the circulation by re-constructing the diagonal walkways to the southwest and southeast corners of the park, again directing pedestrian circulation to the elevator shaft exit, and parking spaces north of the park. In the final phase of the park construction, the north vehicular driveway will be replaced with a pedestrian corridor, that connects to the completed north/south Willow Street pedestrian corridor.



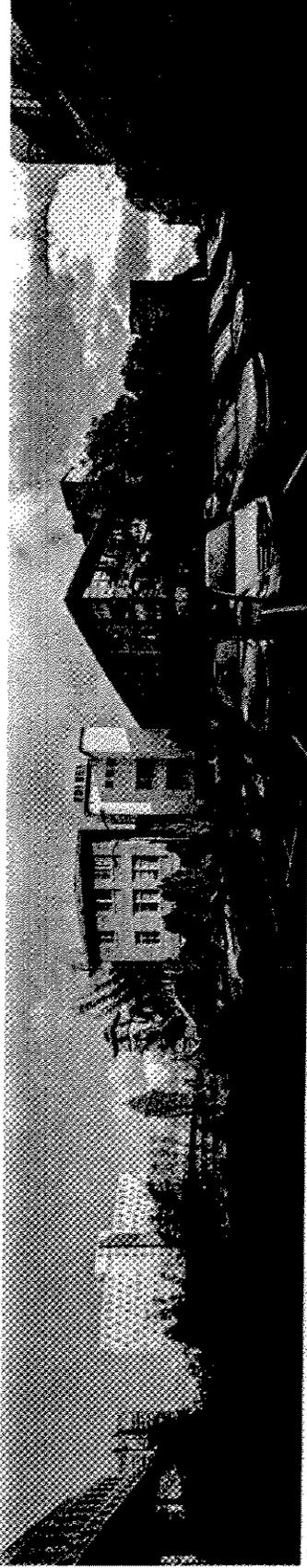
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2 LOOKING SOUTH FROM WILLOW CHEST



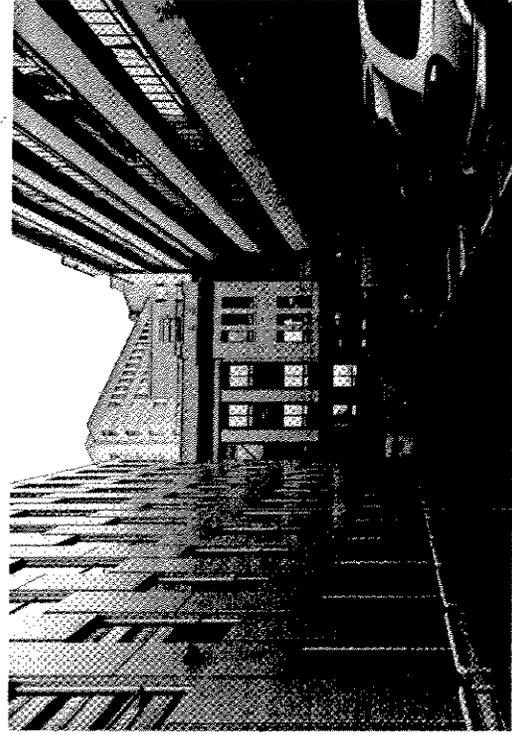
3 WILLOW CHEST CENTRE - EAST



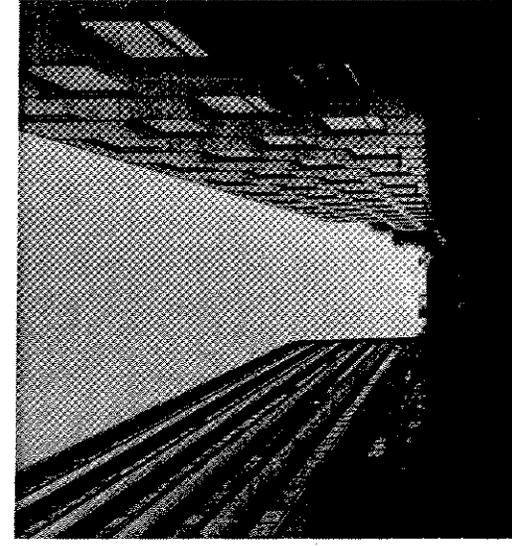
4 LOOKING EAST FROM WILLOW CHEST CENTRE



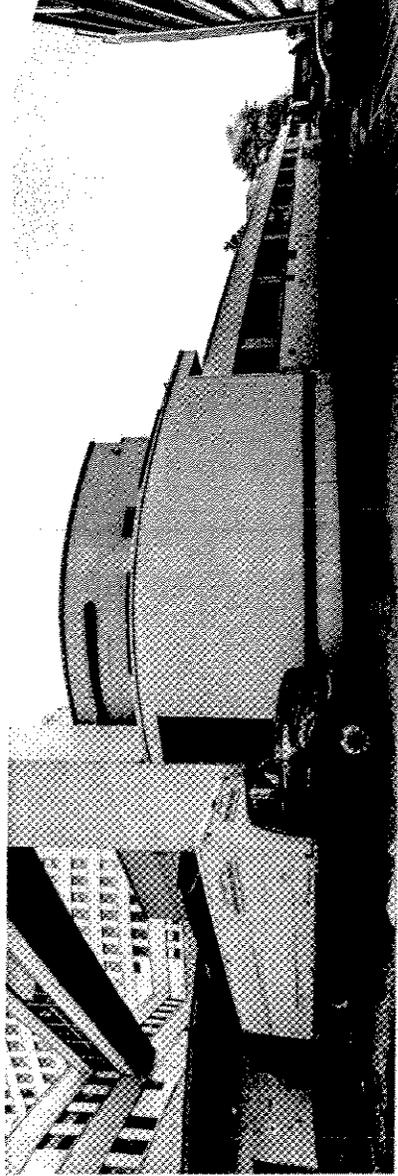
5 BETWEEN WILLOW CHEST CENTRE AND BLUSSON SPINAL CORD CENTRE



6 NORTHWEST CORNER OF WILLOW CHEST CENTRE



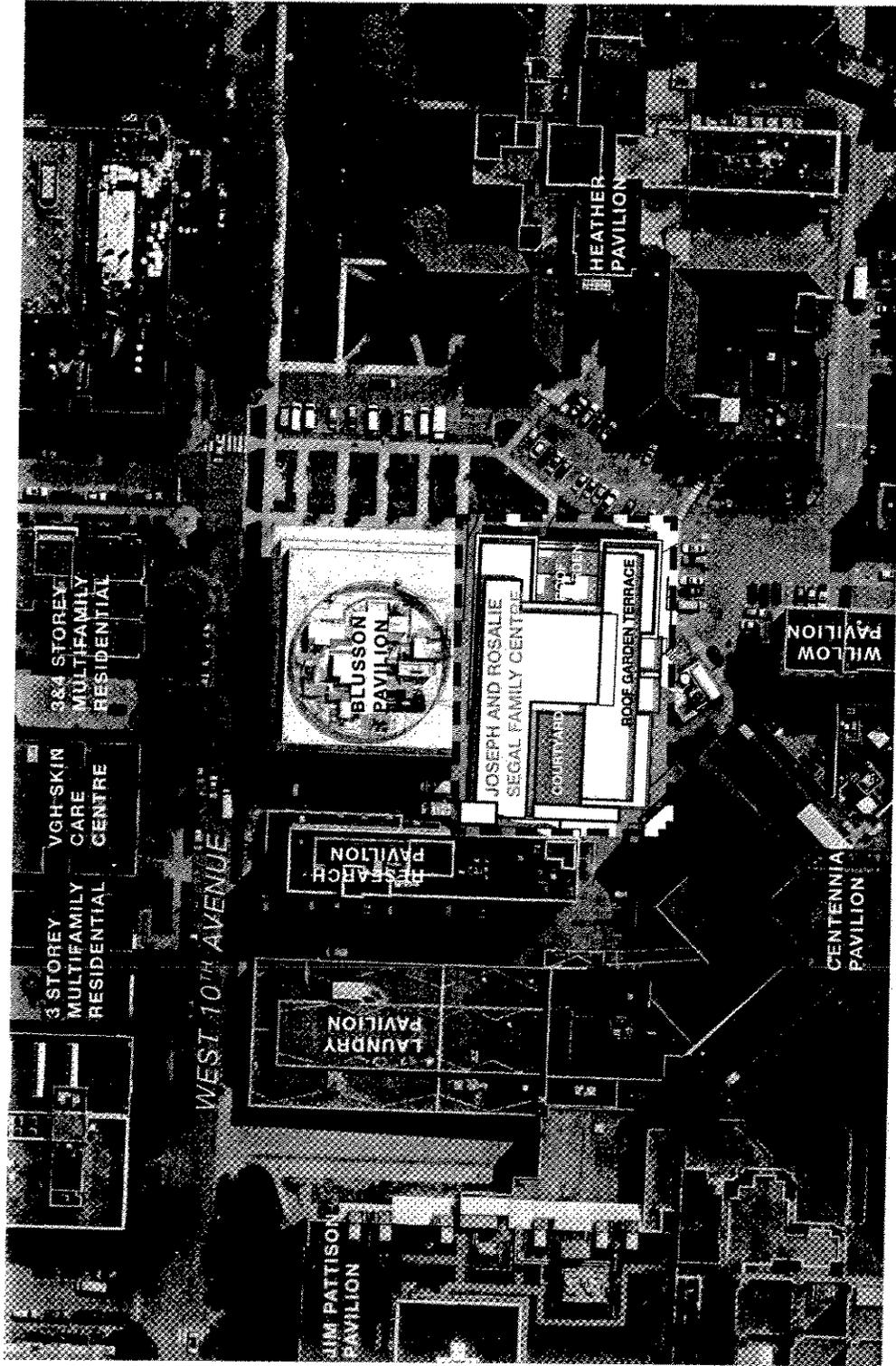
7 LOOKING NORTH FROM WILLOW CHEST CENTRE BETWEEN BLUSSON AND WILLOW RESEARCH PAVILION



8 BETWEEN WILLOW CHEST CENTRE AND BLUSSON SPINAL CORD CENTRE



9 LOOKING NORTH FROM WILLOW CHEST CENTRE BETWEEN BLUSSON AND WILLOW RESEARCH PAVILION



JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

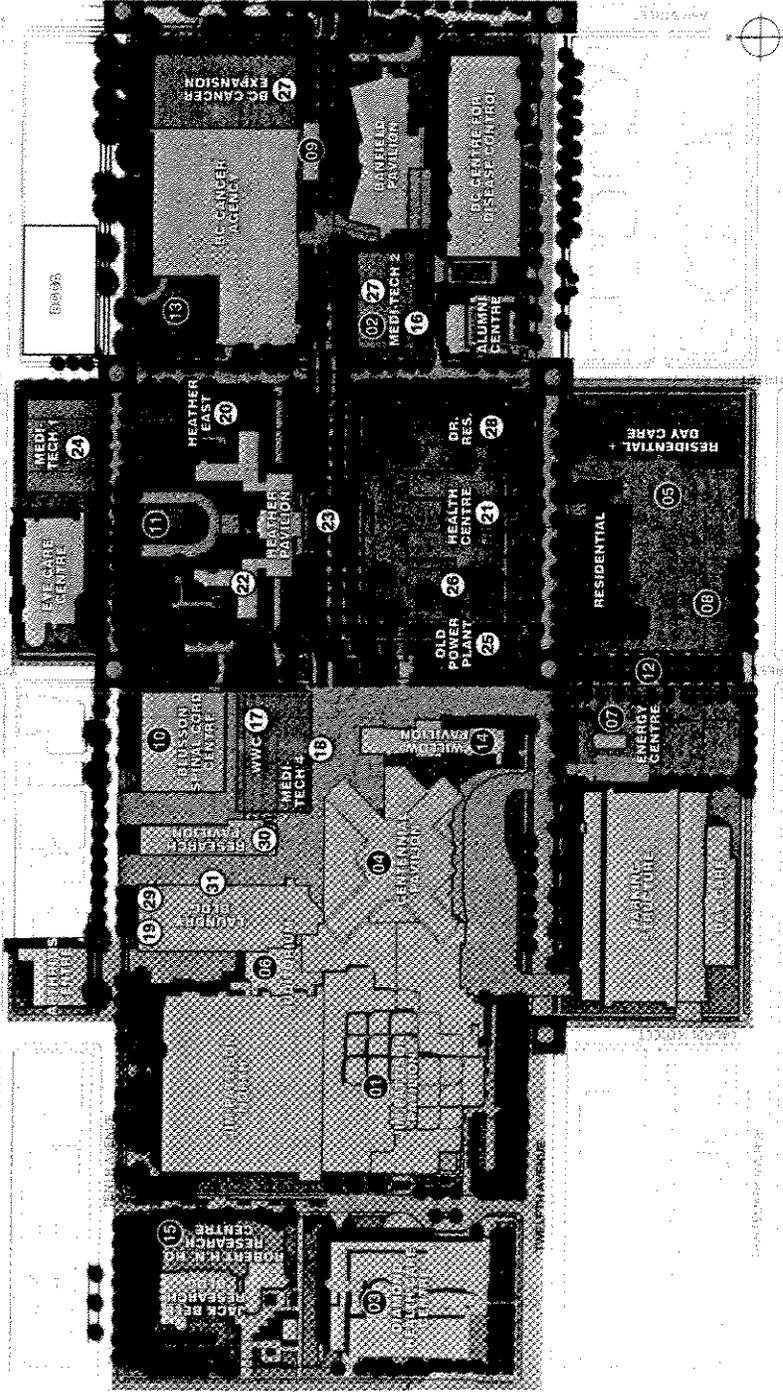
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Completed Projects

- 01 Completion of Interiors of Jim Pattison Pavilion
- 02 Demolition of Women's Residence for temporary park
- 03 Construction of Gordon & Leslie Diamond HCC
- 04 Upgrade of Centennial Pavilion
- 05 Reconstruction & Addition to Nurses' Residence - residential
- 06 Construction of Auditorium
- 07 Construction of Underground Energy Centre
- 08 Demolition of Surgical Daycare & Wellness Centre
- 09 Construction of UG BCCA Radiation Therapy Vaults expan.
- 10 Partial Demo Willow Chest Centre / Construction of Blusson Spinal Cord Centre
- 11 Demo of Heather North / Partial Heather Heritage Gardens
- 12 Closure of Willow Street from 13th Ave - 12th Ave & Construction of Willow Park
- 13 Construction of BCCA Radiation Vault Expansion
- 14 Renovation of Willow Pavilion
- 15 Construction of Robert H.N. HQ Research Centre

Proposed Future Projects

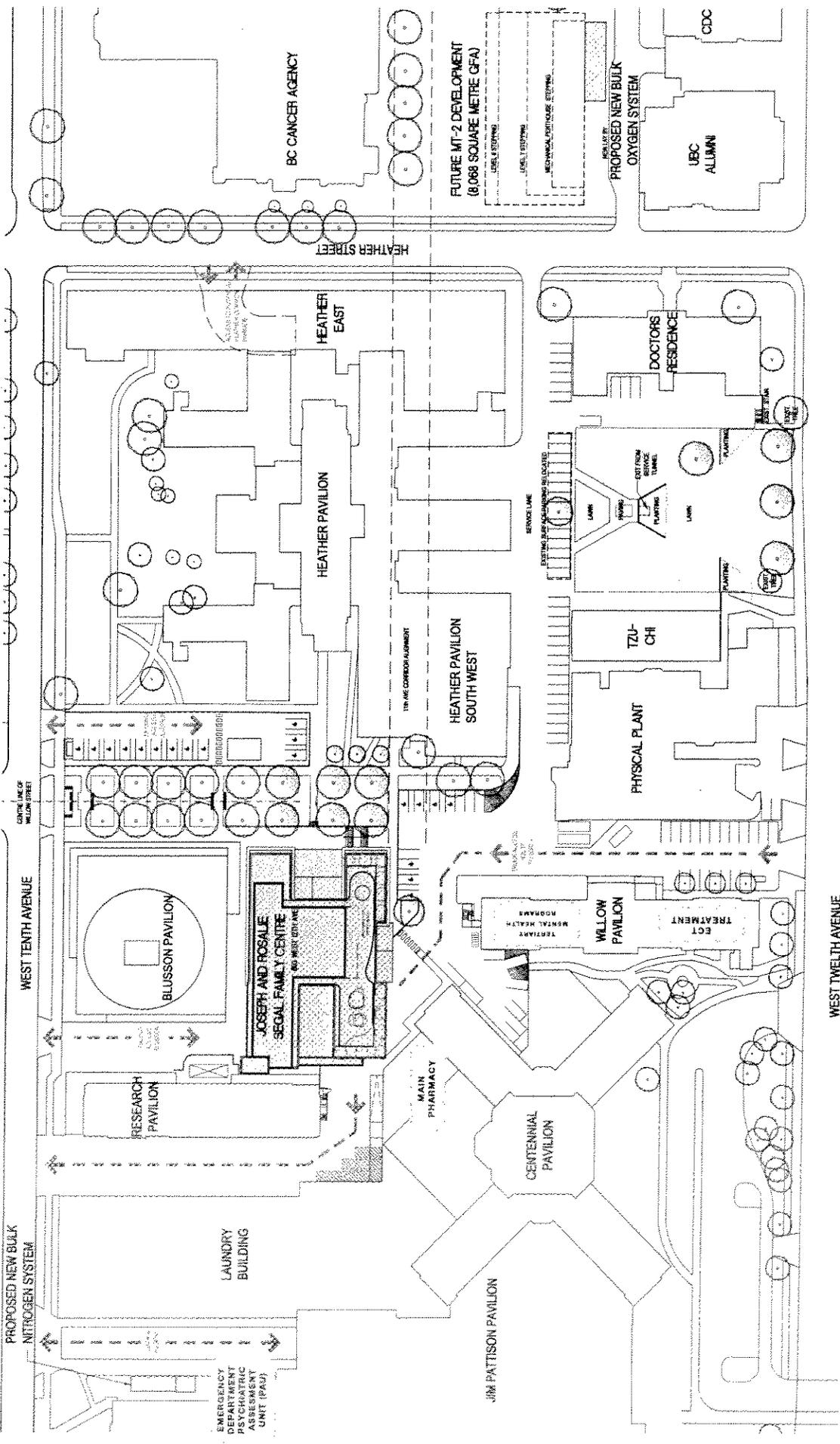
- 16 Relocation of Gas Tank Farm
- 17 Demolition Willow Chest Centre
- 18 Construction of Joe and Rosalie Segal Family Centre (Medi-Tech 4)
- 19 Renovation of Laundry Building (Temporary)
- 20 Demolition of Heather East
- 21 Demolition of Health Centre
- 22 Restoration of Heather Pavilion
- 23 Demolition of Heather South (Non Heritage)
- 24 Construction of Medi-Tech 1
- 25 Demolition of Old Power Plant
- 26 Demolition of TZU-CHI
- 27 Construction of Medi-Tech 2 (Subject to funding, Residential rejuvenation and Rehabilitation planning)
- 28 Demolition of Doctor's Residence
- 29 Demolition of Laundry Building
- 30 Demolition of Research Pavilion
- 31 Construction of CP Replacement



Legend

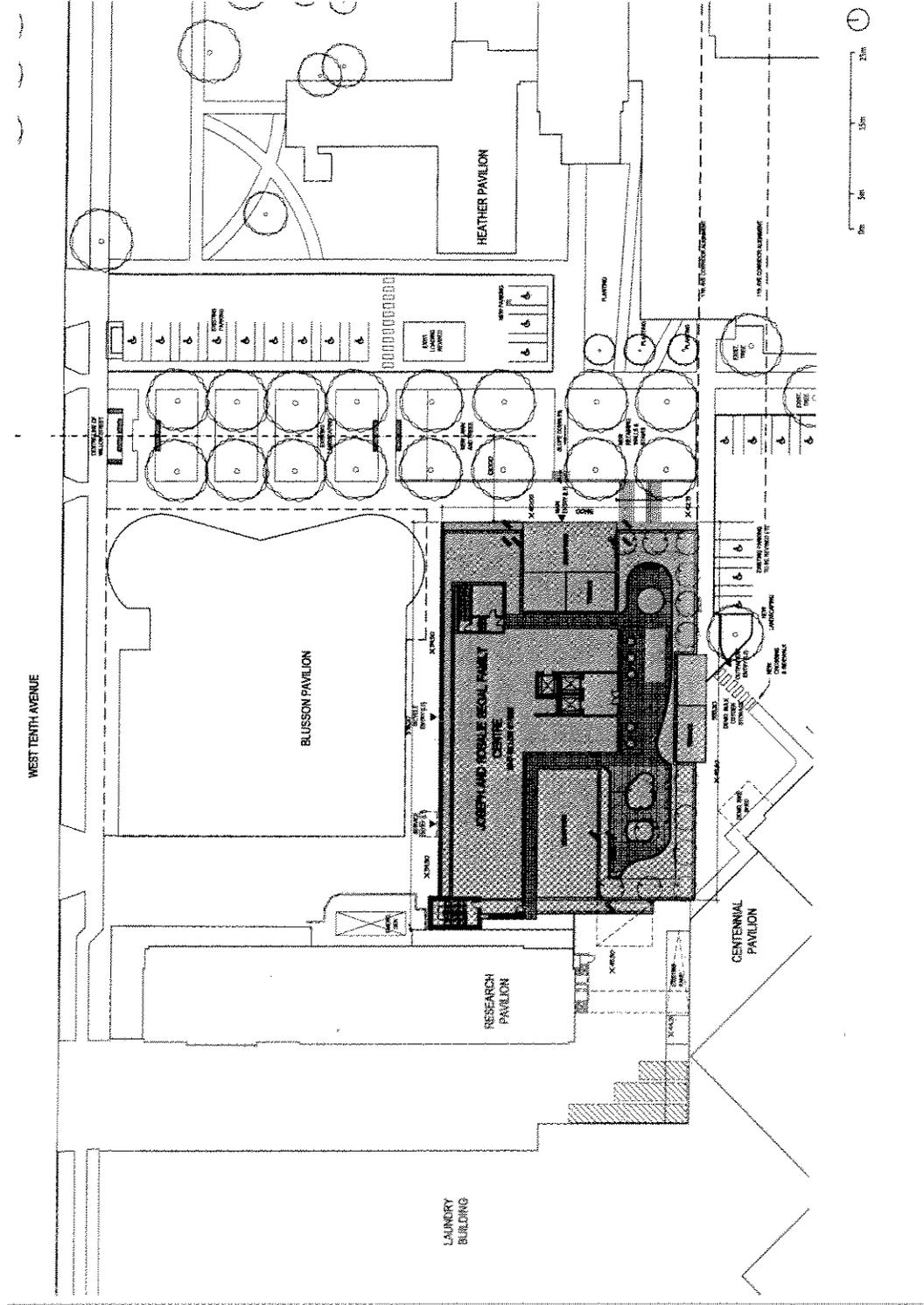
- Existing hospital & related agencies
- Future hospital development
- Residential
- Buildings to be demolished

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JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

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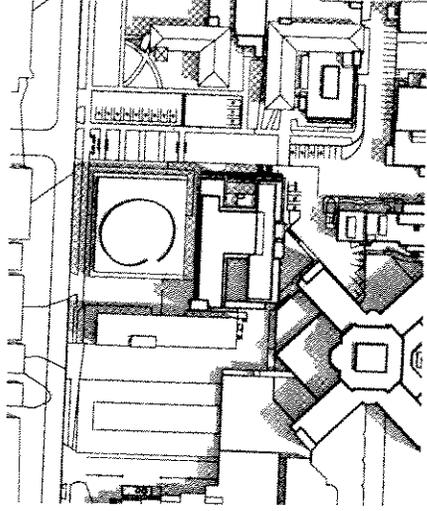


JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

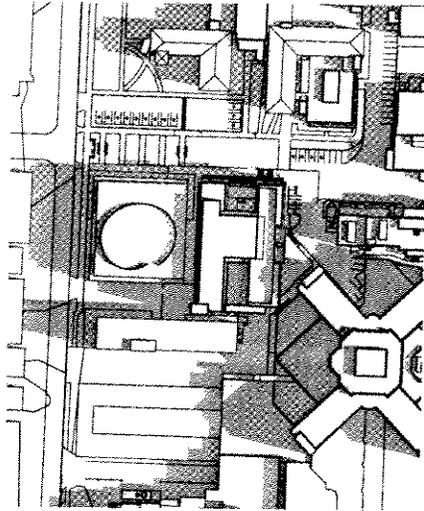
INDICATIVE DESIGN

SITE PLAN | SCALE 1:250

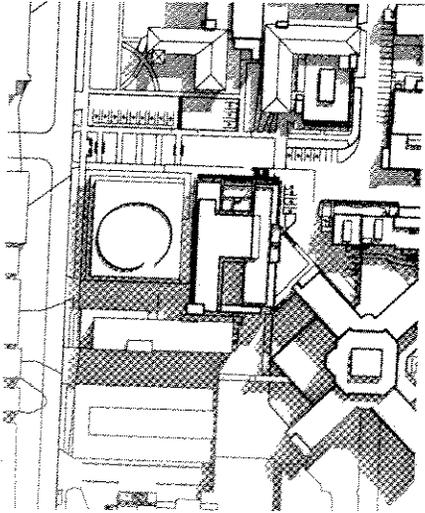
Appendix D ; page 15 of 40



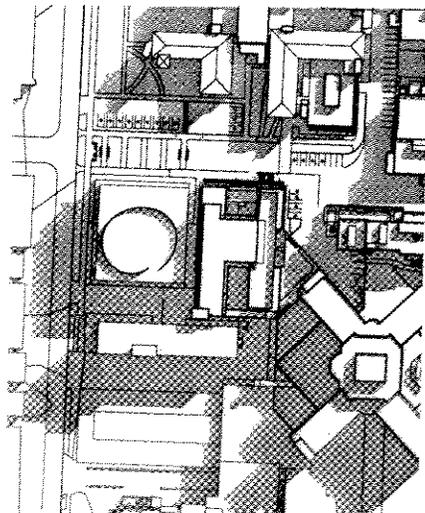
JUNE 21 SUMMER SOLSTICE
- NOON



MAR 20 SPRING EQUINOX
- NOON



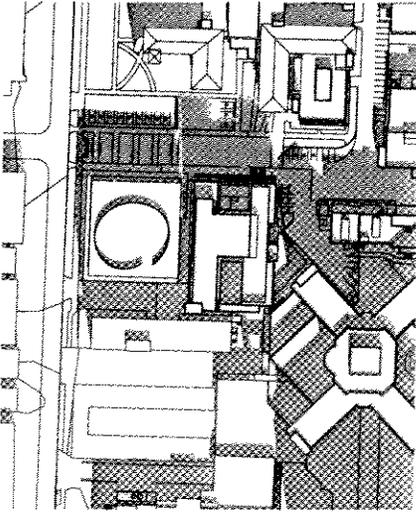
JUNE 21 SUMMER SOLSTICE
- 9AM



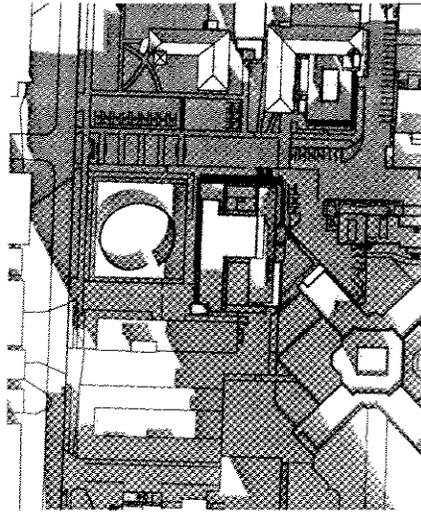
MAR 20 SPRING EQUINOX
- 9AM



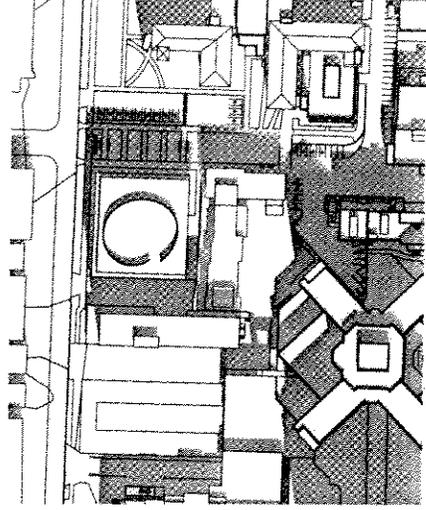
Appendix D; page 6 of 40



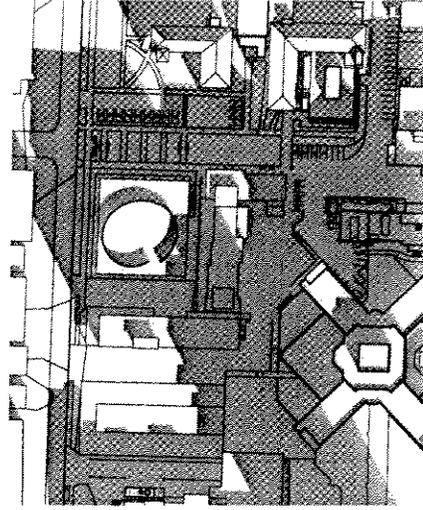
JUNE 21 SUMMER SOLSTICE
- 3PM (PROPOSED)



MAR 20 SPRING EQUINOX
- 3PM (PROPOSED)



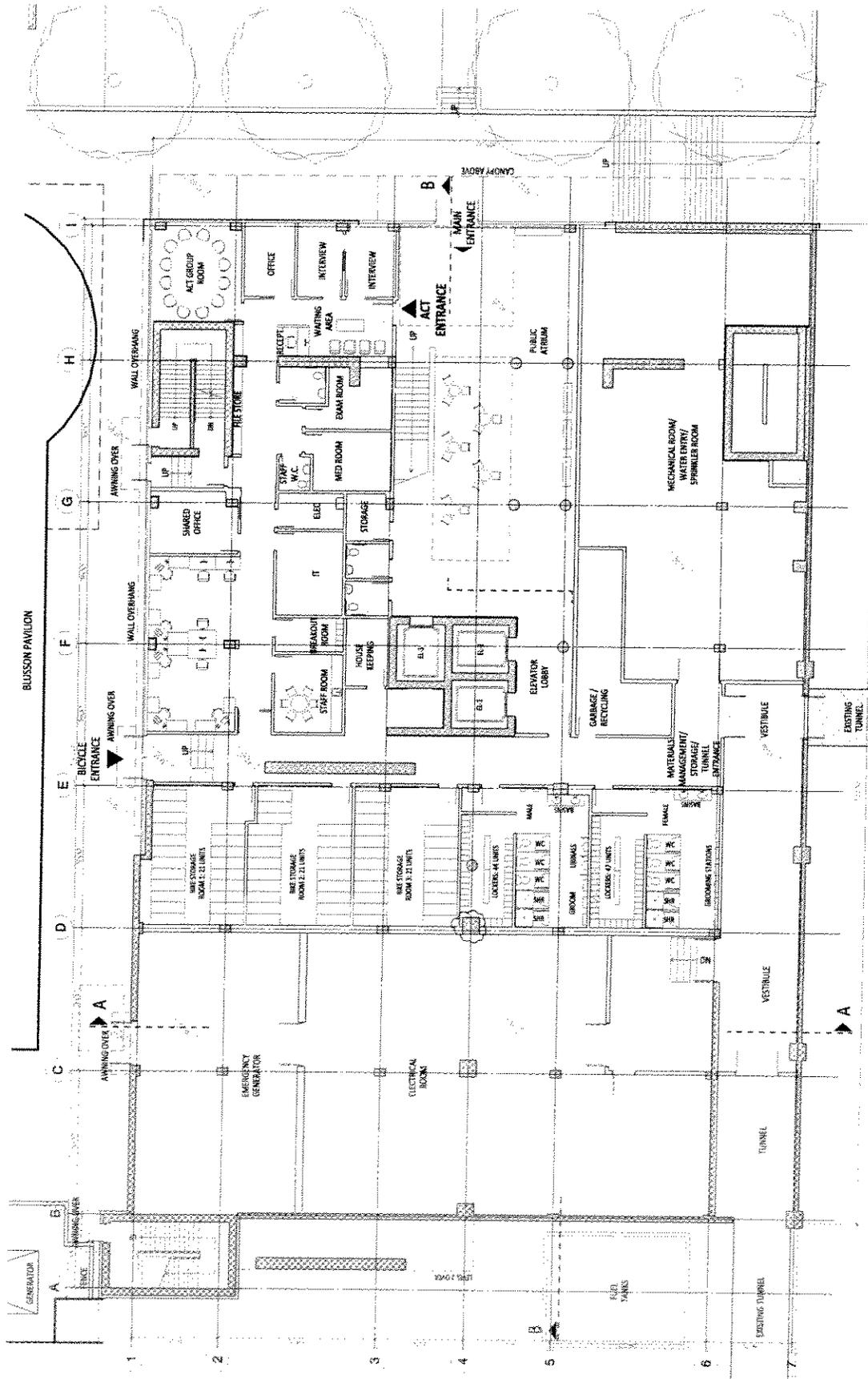
JUNE 21 SUMMER SOLSTICE
- 3PM (EXISTING)



MAR 20 SPRING EQUINOX
- 3PM (EXISTING)



Note: Yellow outline indicates extent of proposed/existing shadow onto Wilflow Street Corridor.



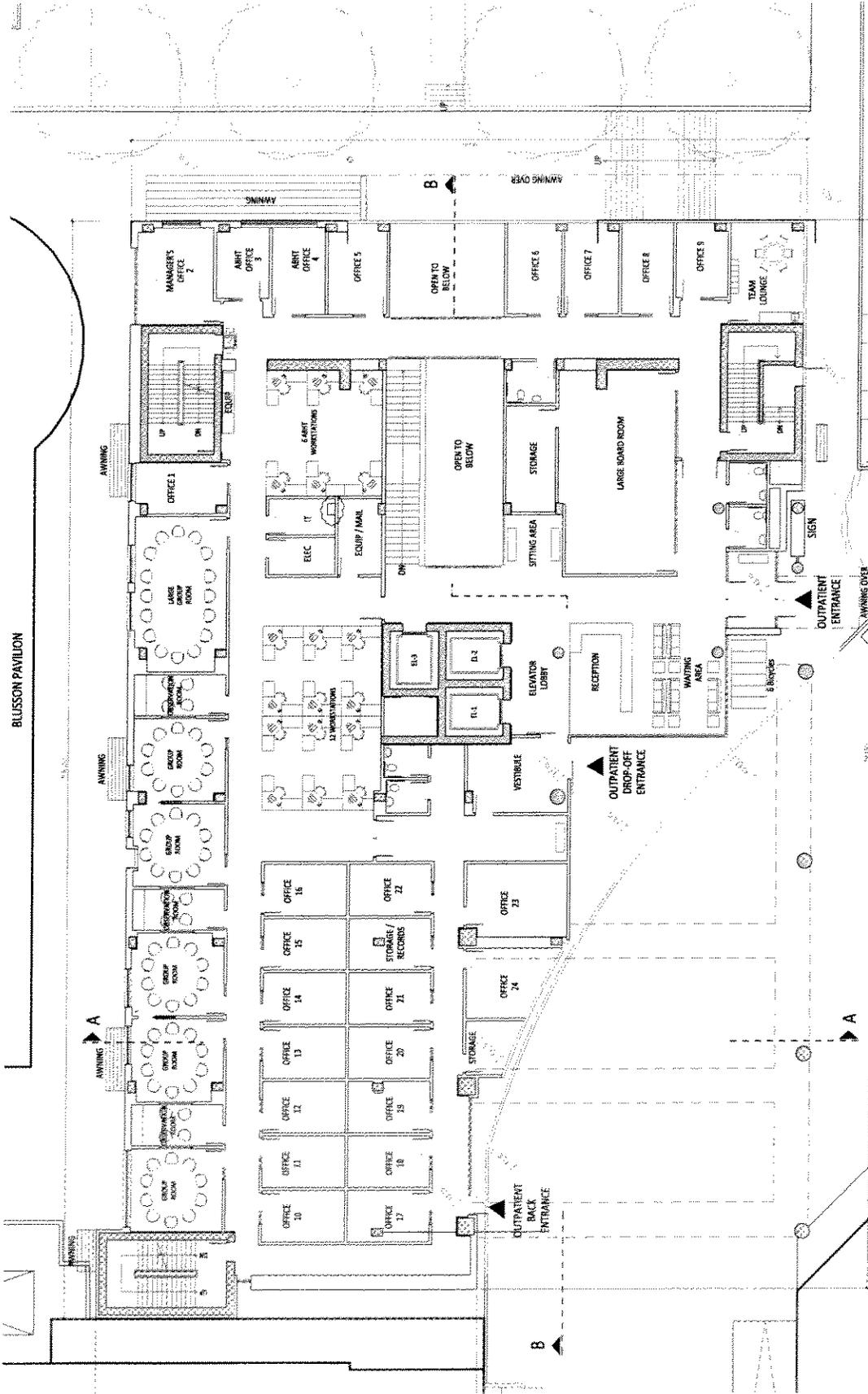
JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

INDICATIVE DESIGN

LEVEL 1 | SCALE 1:100

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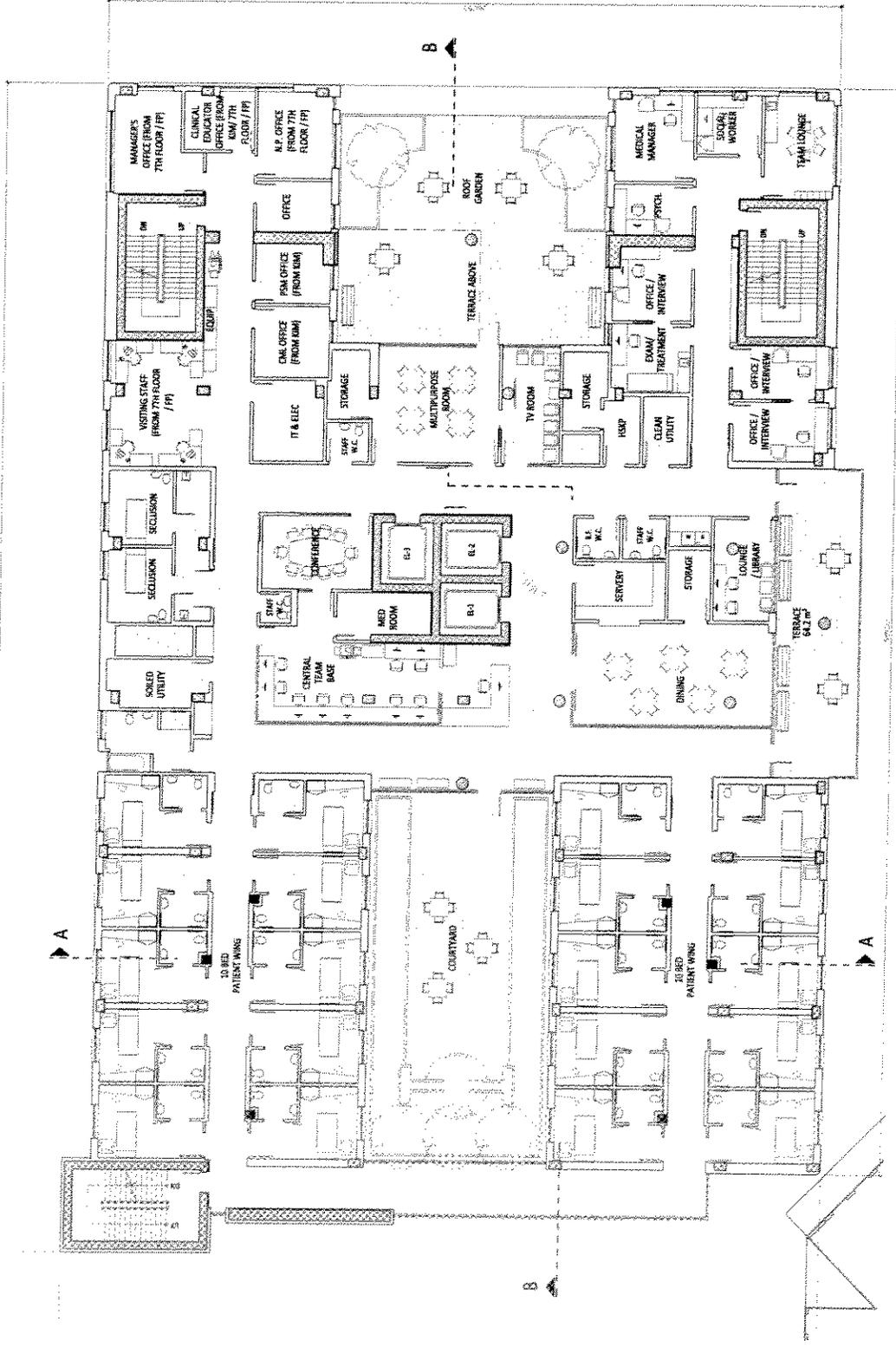
BLISSON PAVILION

JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

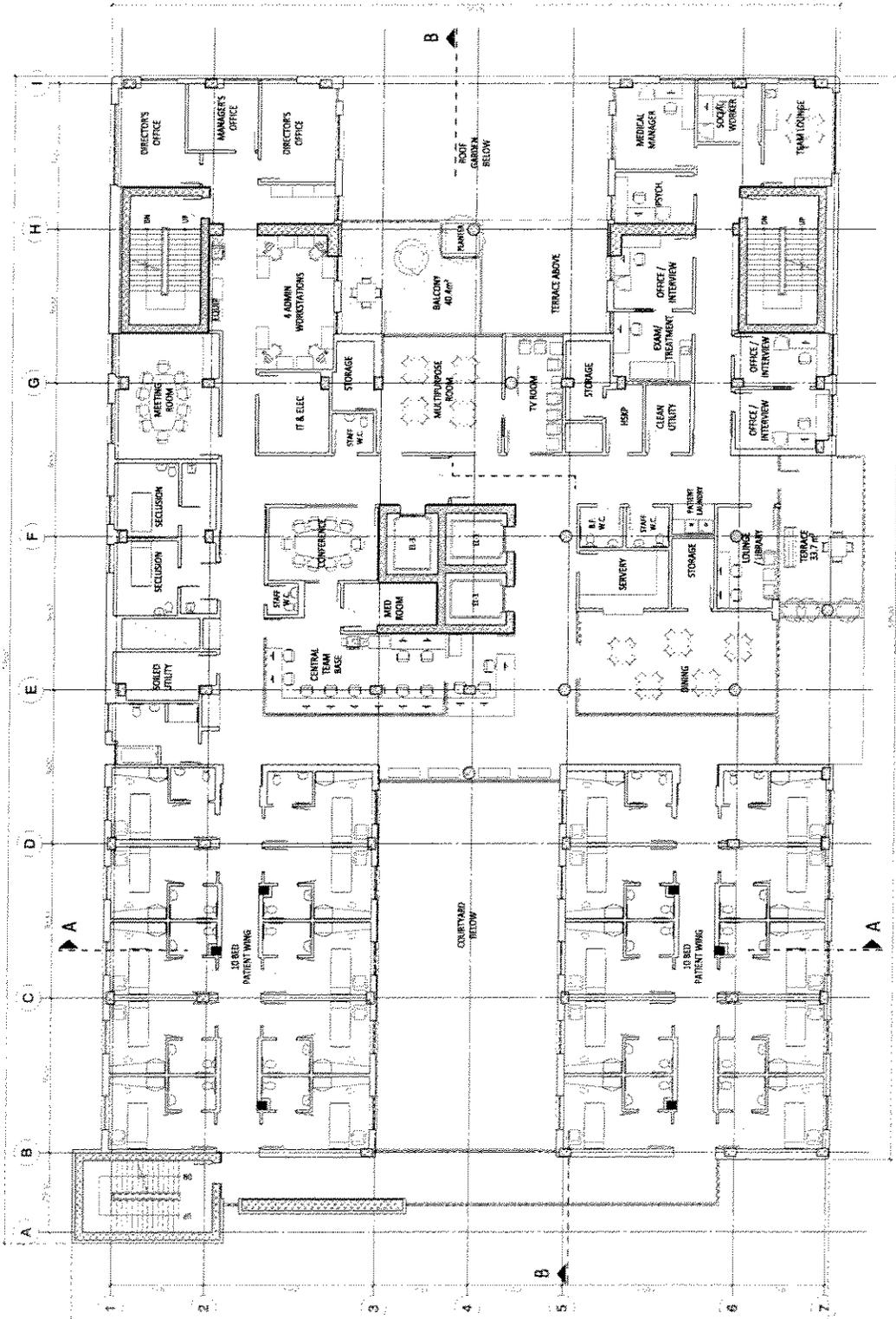
INDICATIVE DESIGN

LEVEL 2 | SCALE 1:100

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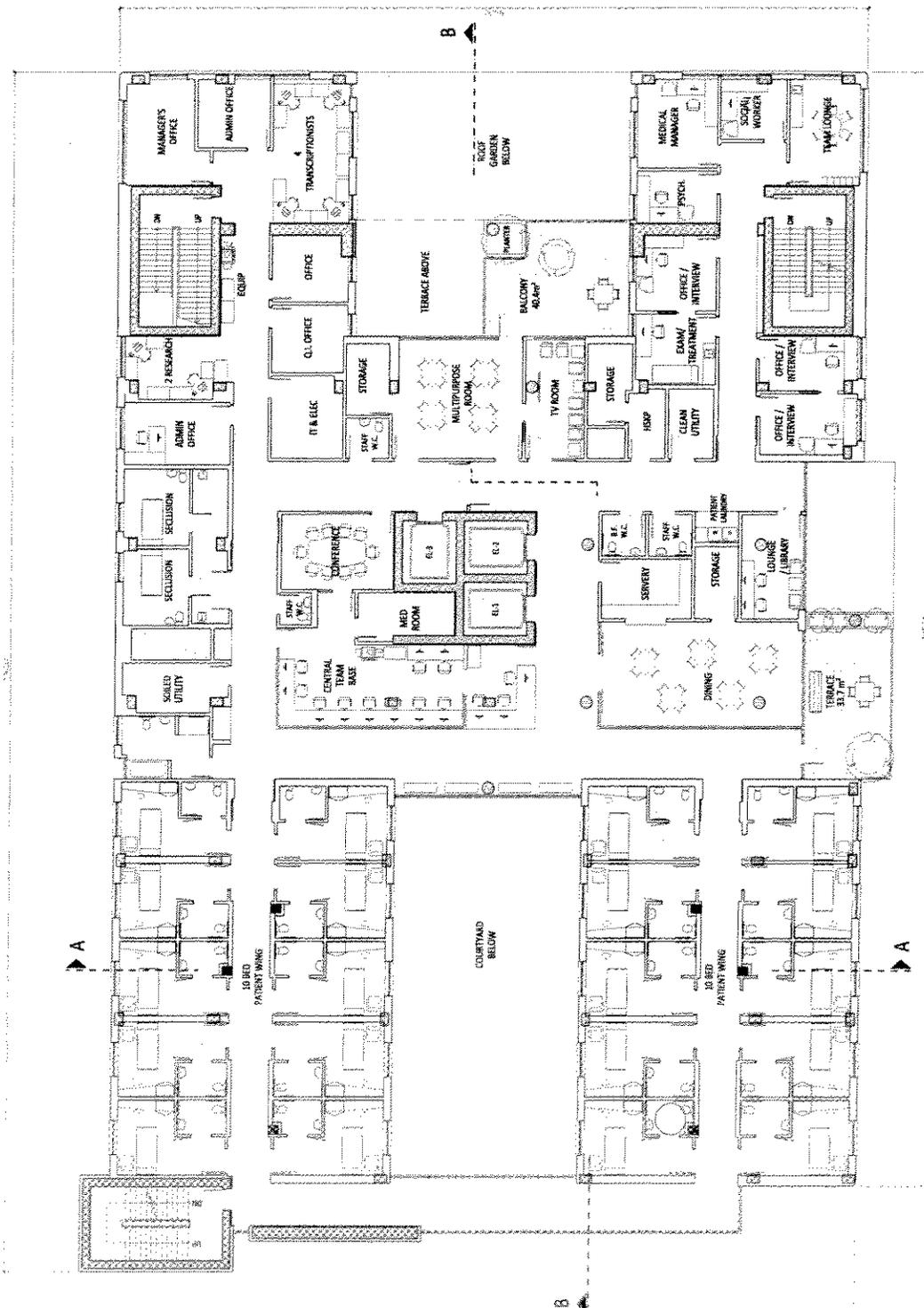
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JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

INDICATIVE DESIGN

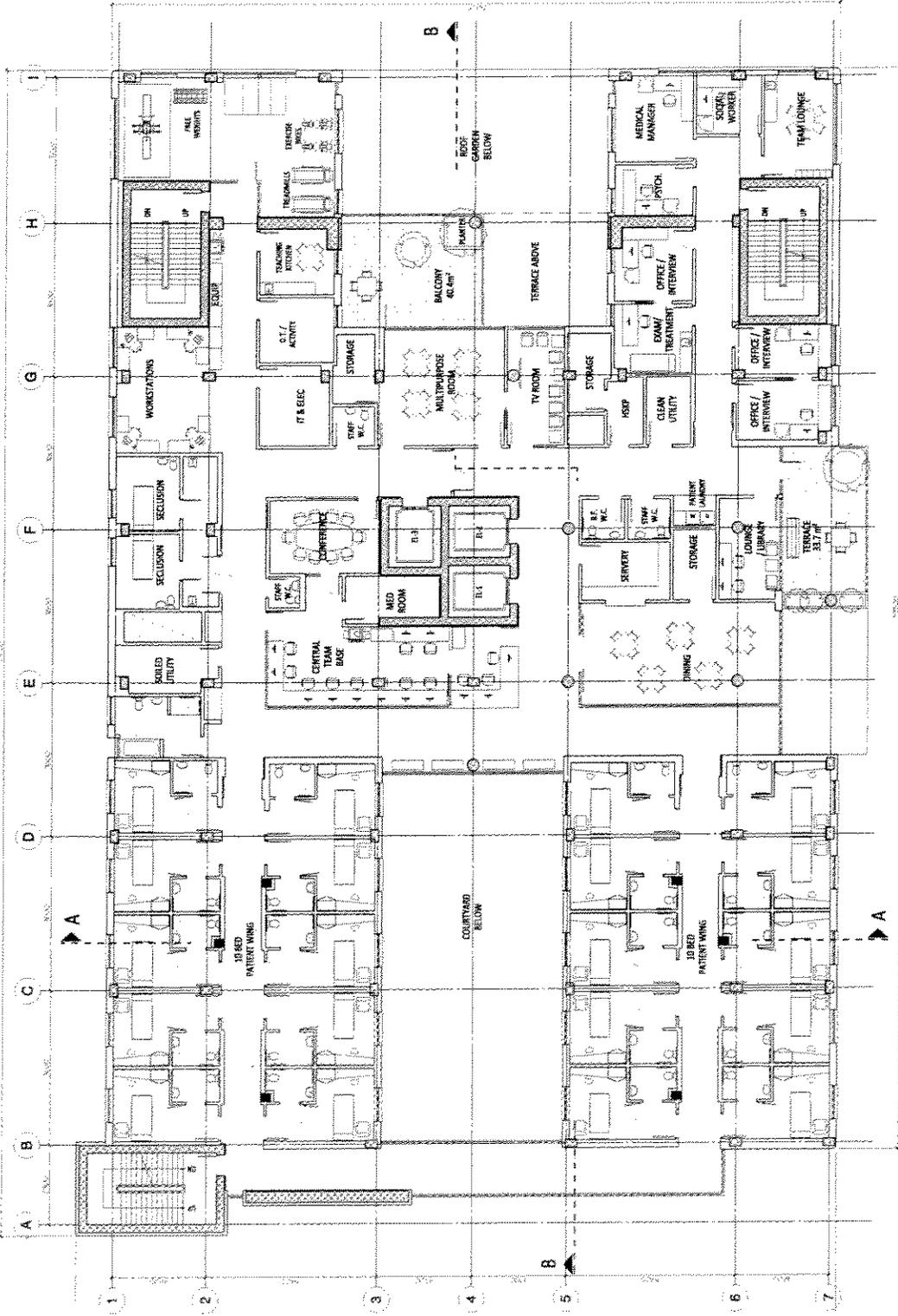
LEVEL 4 | SCALE 1:100



INDICATIVE DESIGN

JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

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JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

INDICATIVE DESIGN

LEVEL 6 | SCALE 1:100

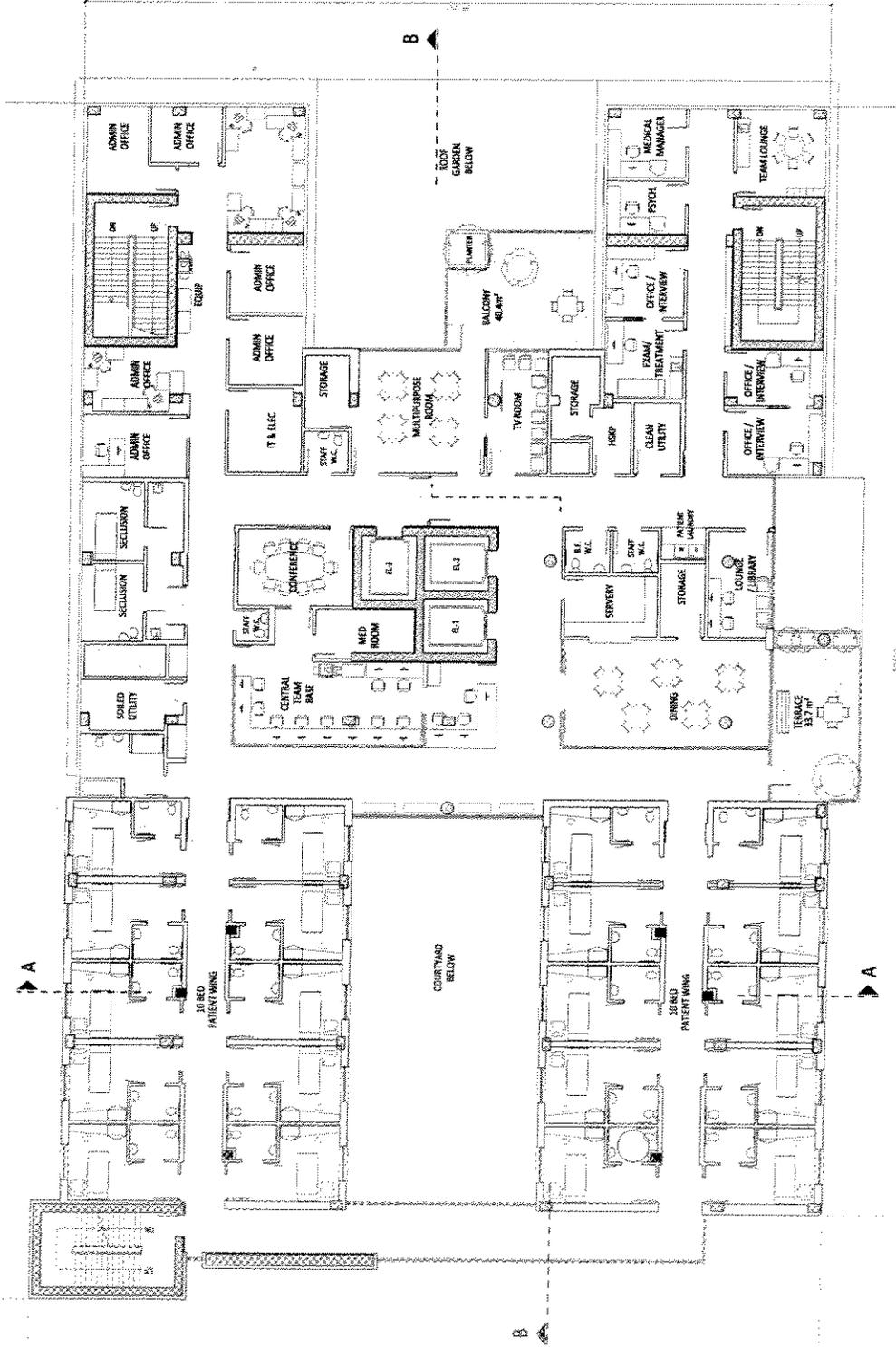
page A22

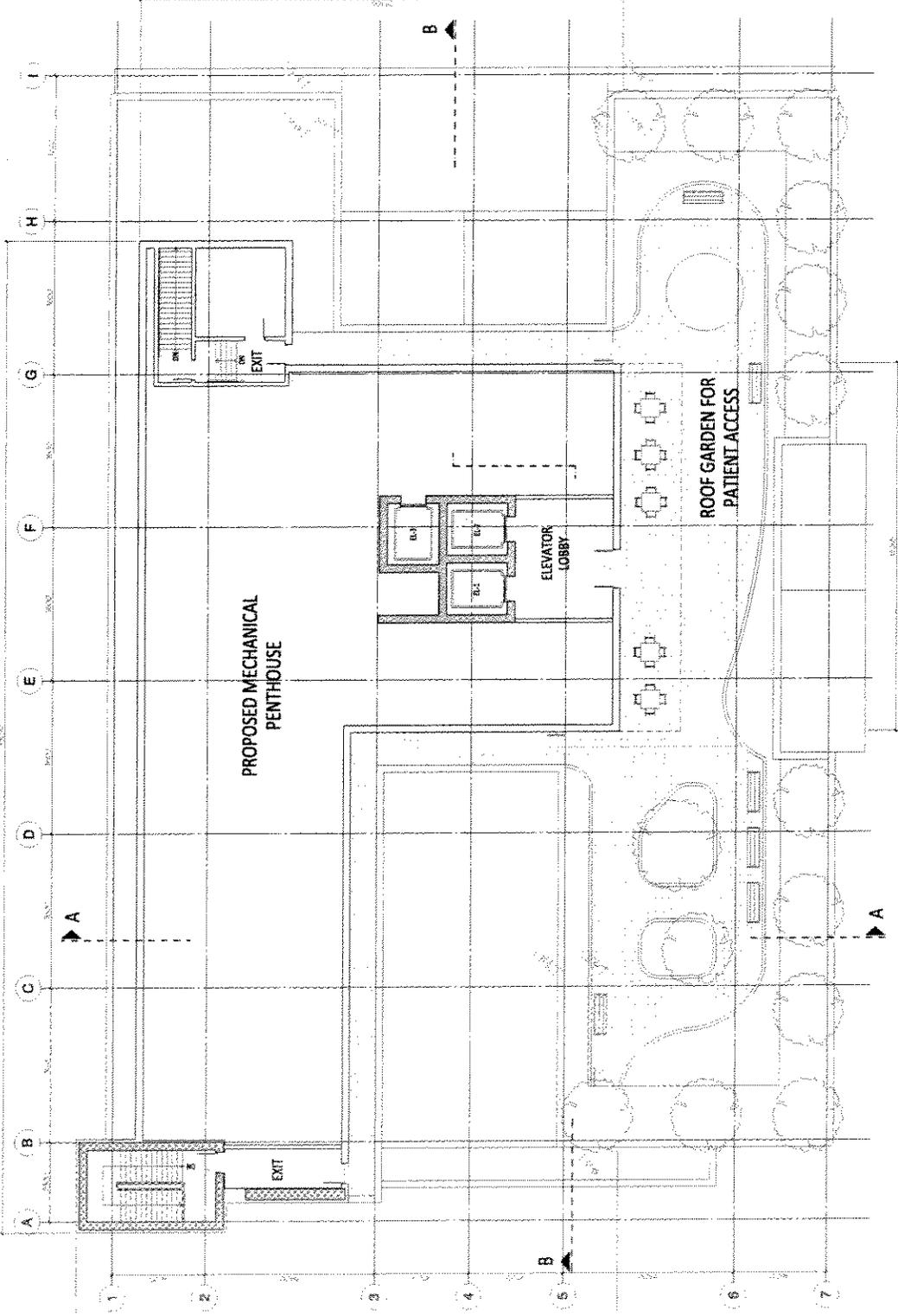
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INDICATIVE DESIGN

JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

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JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

INDICATIVE DESIGN

MECHANICAL PENTHOUSE | SCALE 1:100

PAGE A.2.4

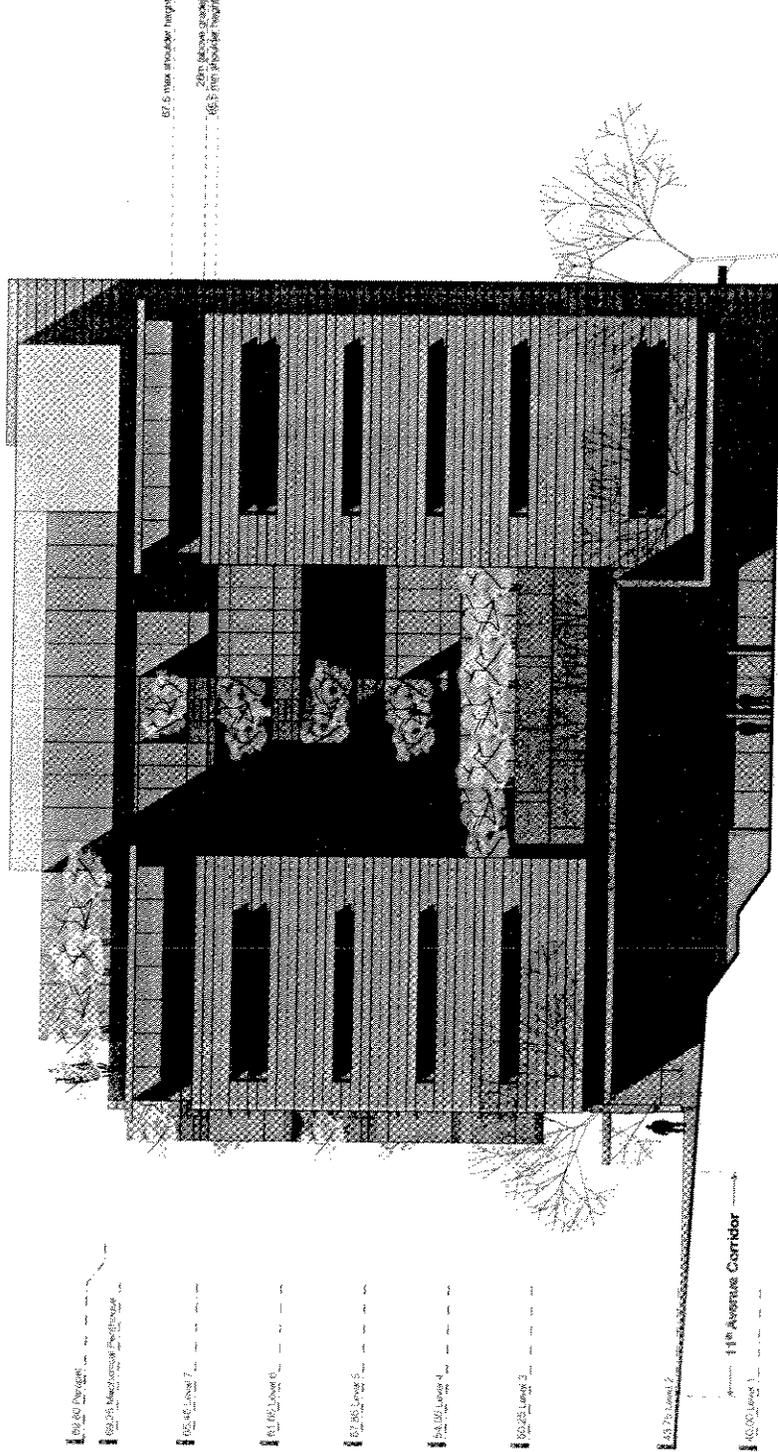
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42.7m max mechanical penthouse height (above grade)

38.4m max height (above grade)

67.6 max structure height

29m (above grade)
46.6 (net structure height)



JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

INDICATIVE DESIGN

EAST ELEVATION | SCALE 1:100

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42.7m max mechanical penthouse height (person growth)

36.4m max height (before ground)

67.5m max structure height

36m person growth
+ 68.5m max structure height

Willow Street Corridor

42.7m max mechanical penthouse height

36.4m max height (before ground)

67.5m max structure height

36m person growth
+ 68.5m max structure height

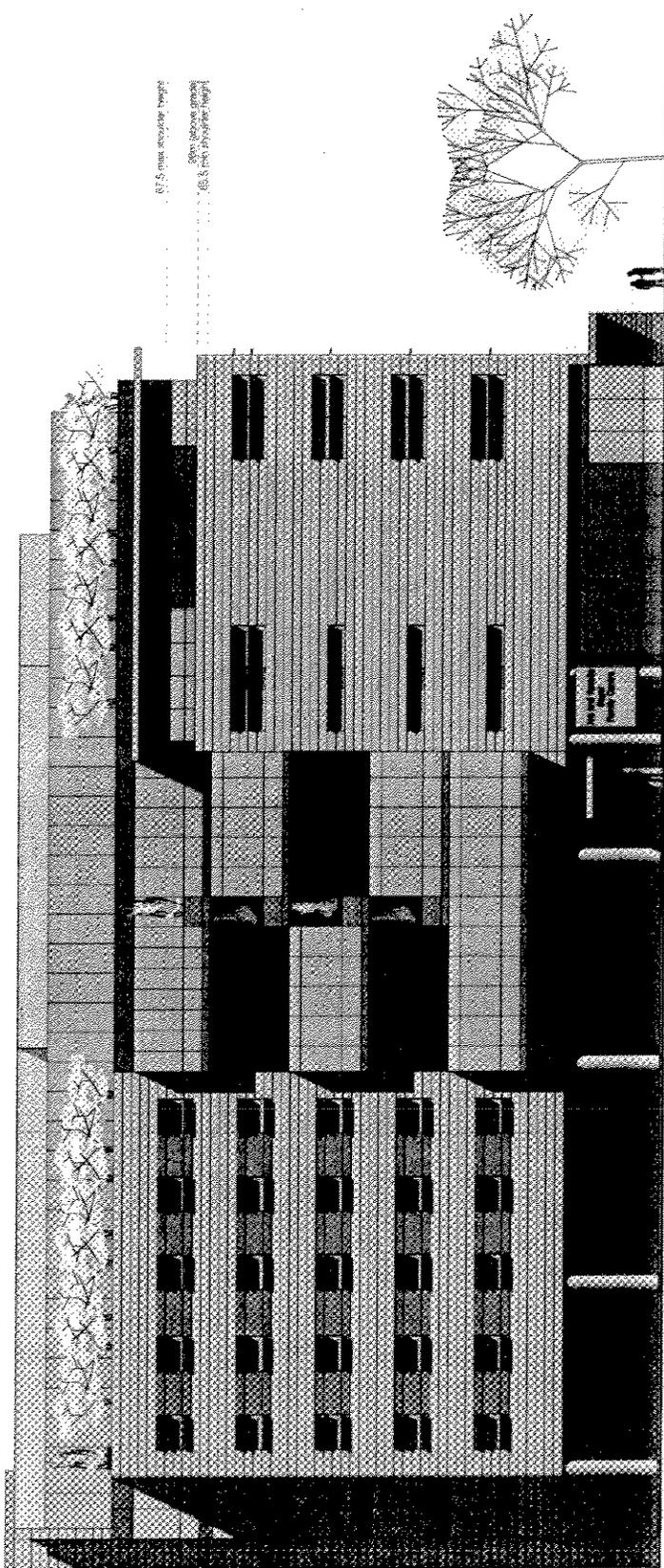
Level 6

Level 5

Level 4

Level 3

Level 2

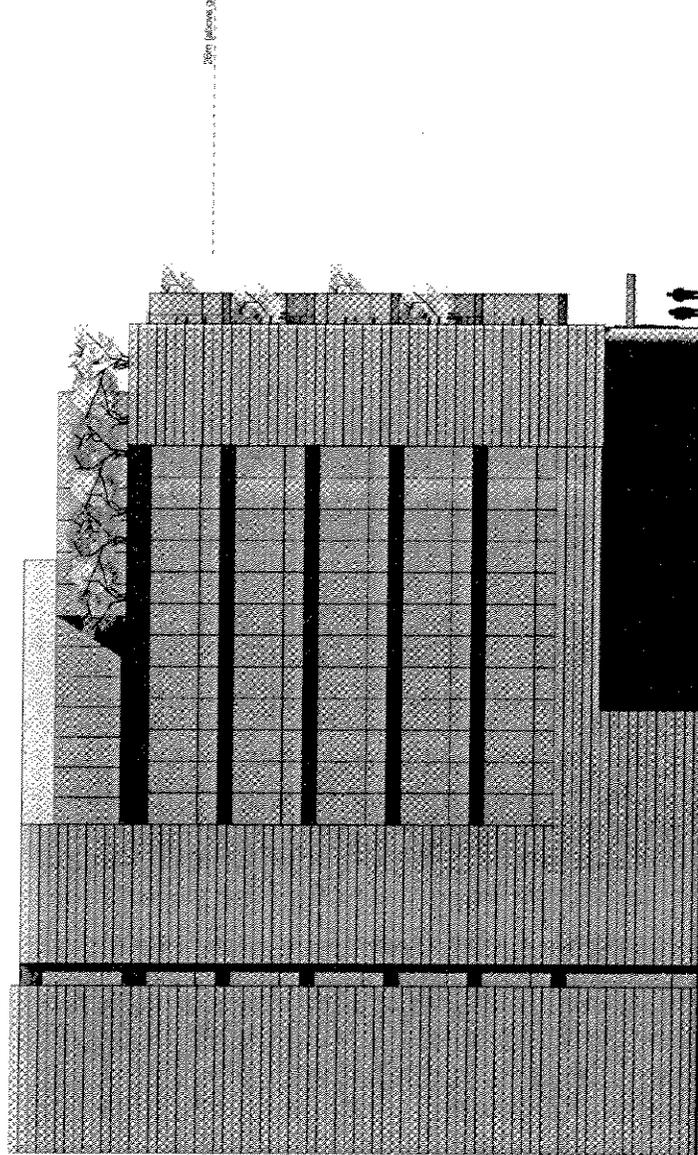


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42.7m max mechanical penthouse height (above grade)

38.4m max height (above grade)

29m (above grade)



11th Avenue Corridor

7.6 to 20.0m Penthouse Height

69.65 to 80.0m

69.715 Mechanical Penthouse

65.45 Level 7

61.05 Level 6

57.65 Level 5

54.25 Level 4

50.85 Level 3

47.45 Level 2

JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

INDICATIVE DESIGN

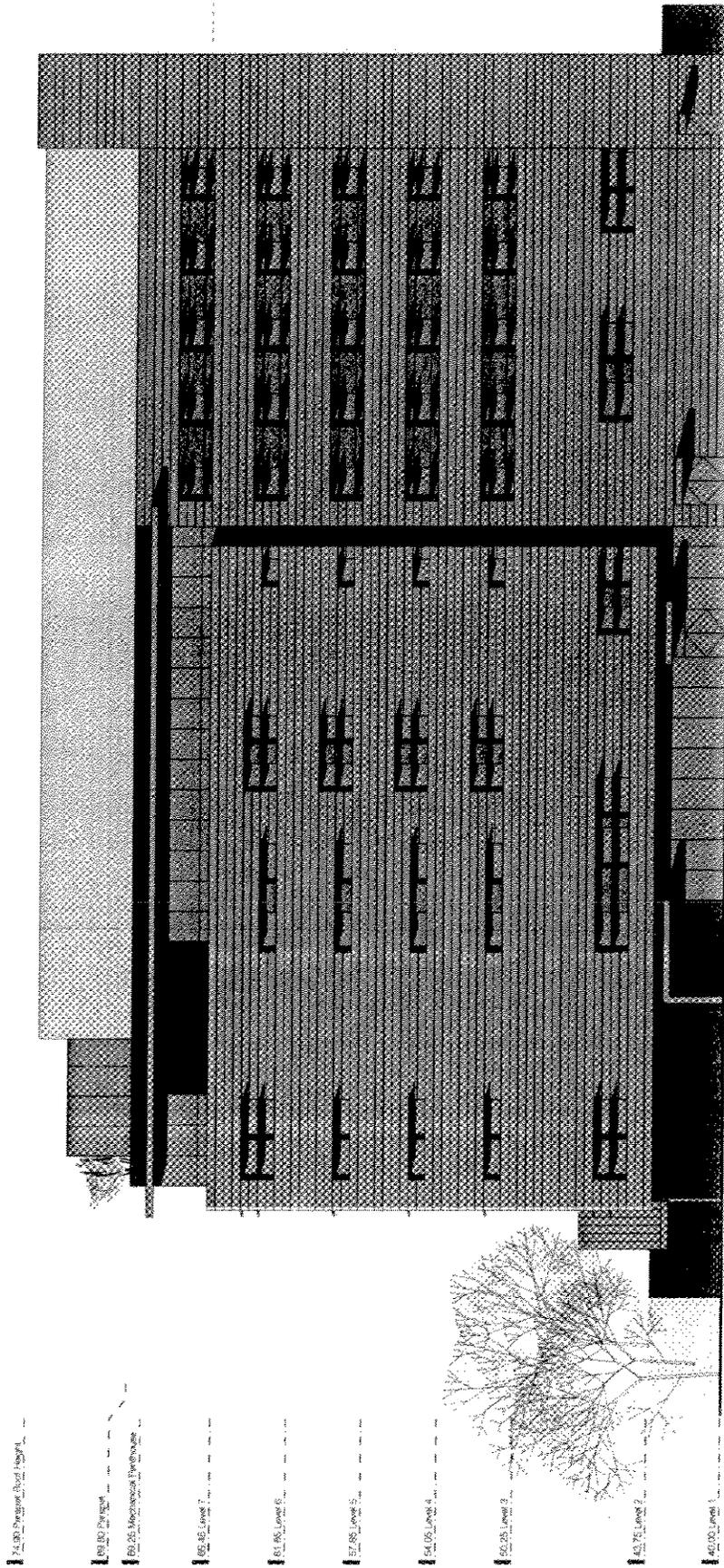
WEST ELEVATION | SCALE 1:100

Appendix D ; page 29 of 40

40.70 max mechanical penthouse height (above grade)

38.40 max height (above grade)

07.00 (above grade)

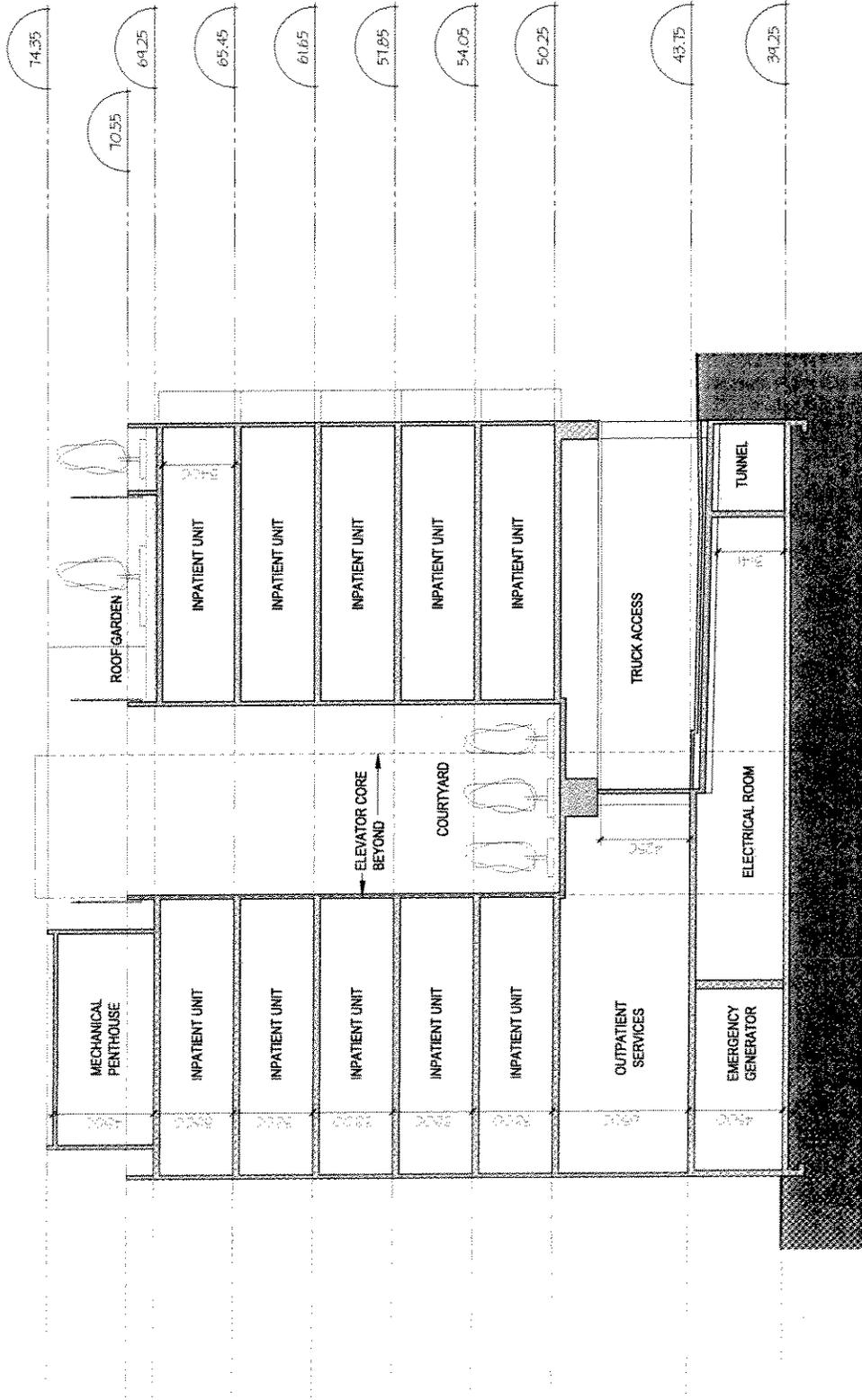


JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

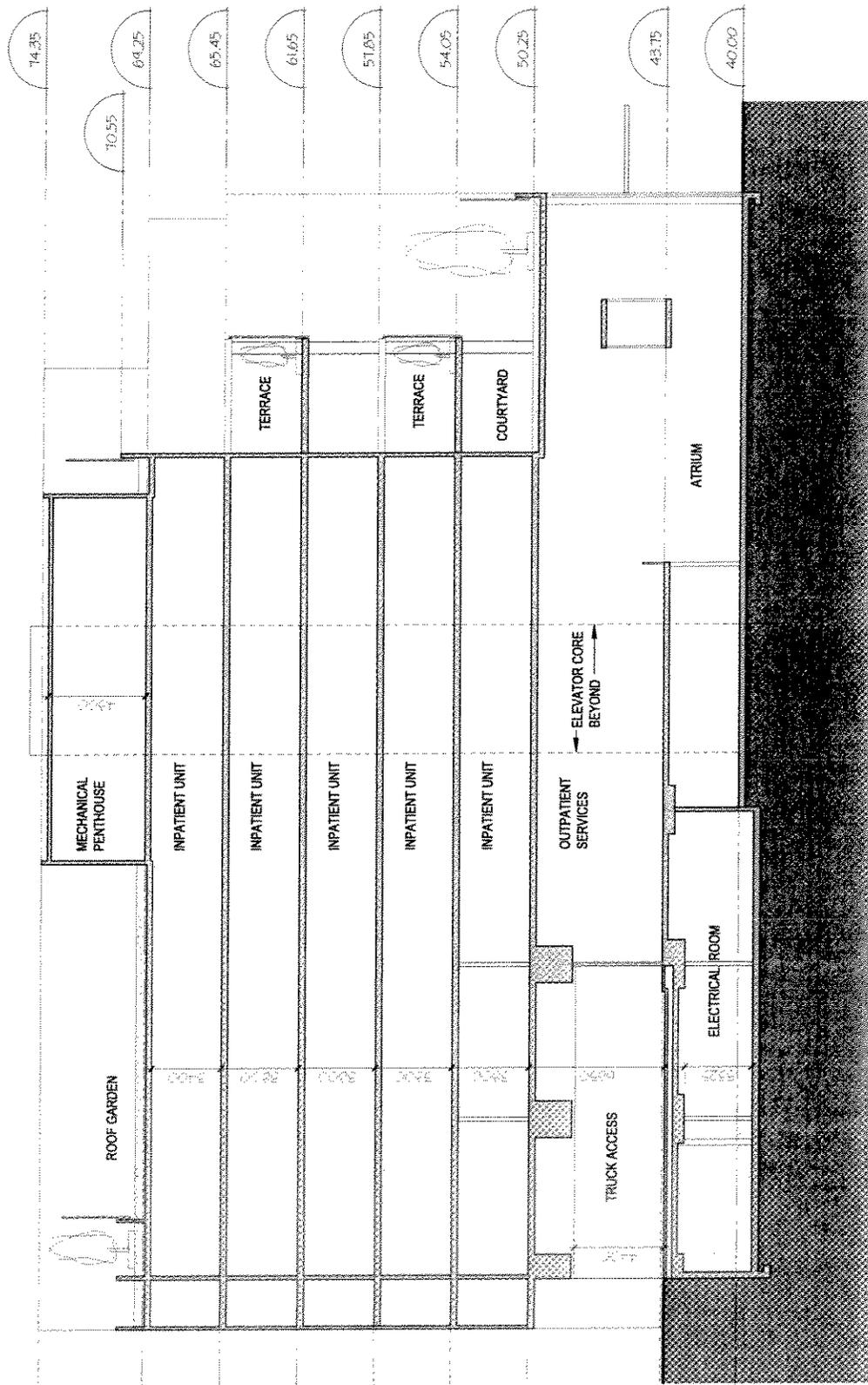
INDICATIVE DESIGN

NORTH ELEVATION | SCALE 1:100

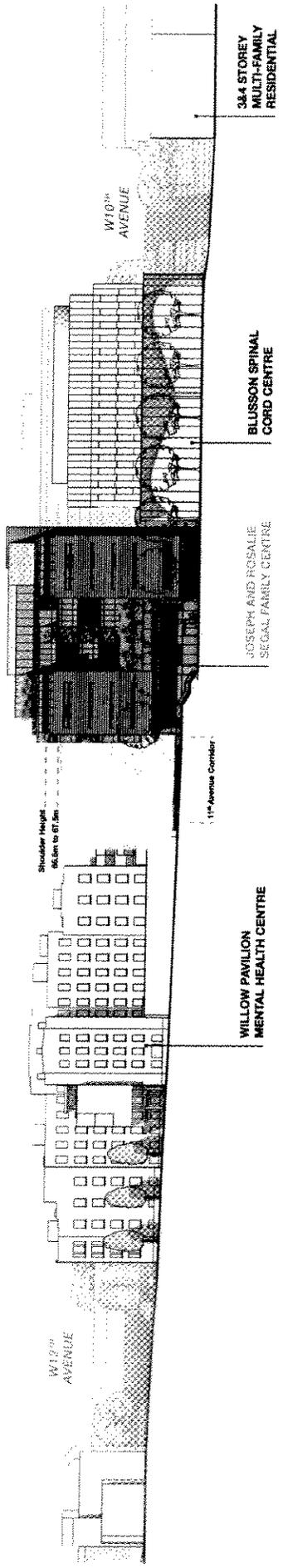
Appendix D : page 29 of 40



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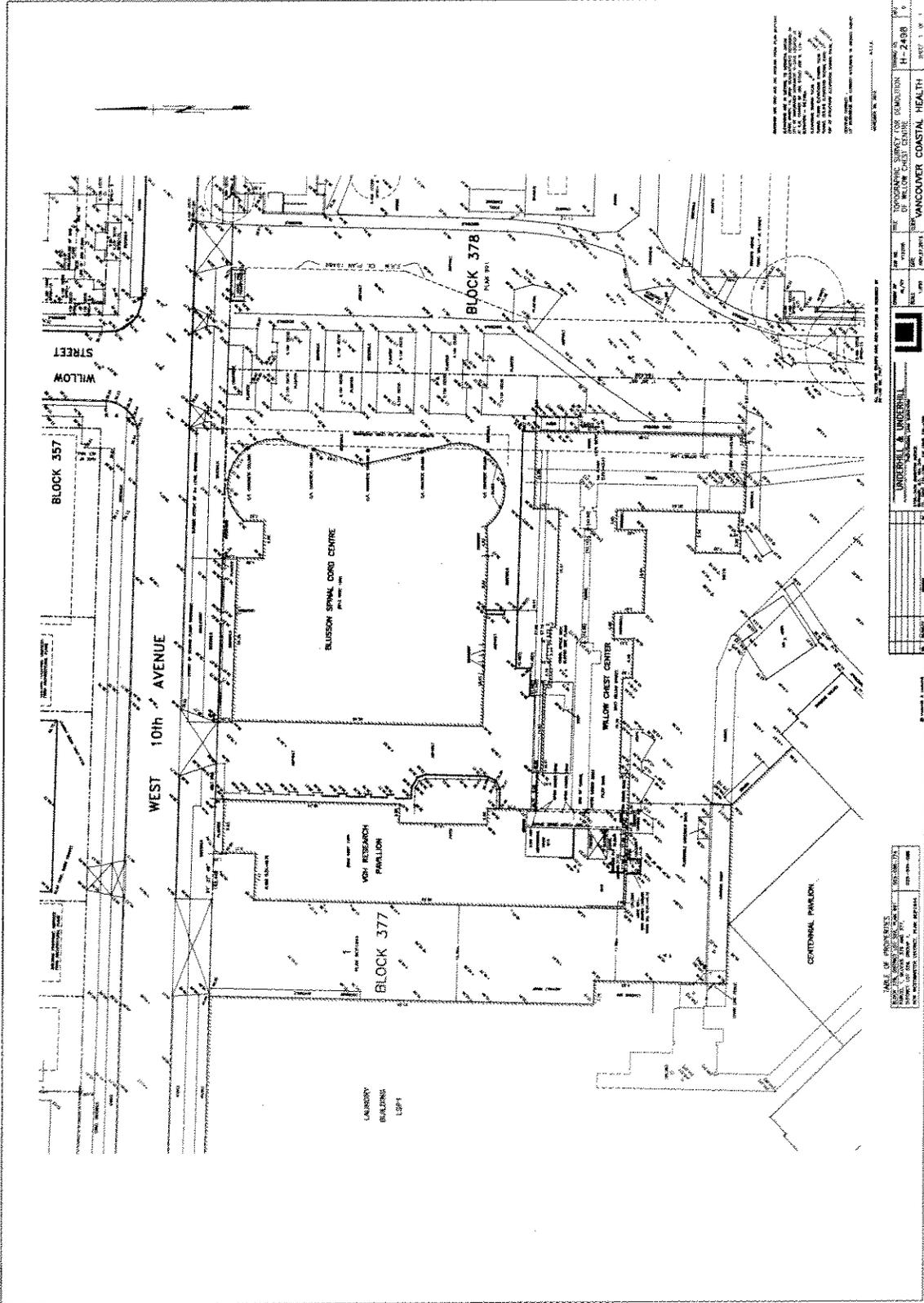
Maximum Mechanical Penthouse Height 62.7m
Maximum Height 38.4m



JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

INDICATIVE DESIGN WILLOW STREETSCAPE ELEVATION LOOKING WEST | SCALE 1:500

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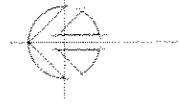
JOSEPH AND ROSALIE SEGAL FAMILY CENTRE

SURVEY PLAN

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TITLE OF PROJECT JOSEPH AND ROSALIE SEGAL FAMILY CENTRE		PROJECT NO. 10-2498	
DRAWN BY J. W. ...		CHECKED BY ...	
DATE OF ISSUE ...		SCALE ...	
PROJECT LOCATION ...		SHEET NO. ...	
CLIENT VANCOUVER COASTAL HEALTH		PROJECT NO. ...	

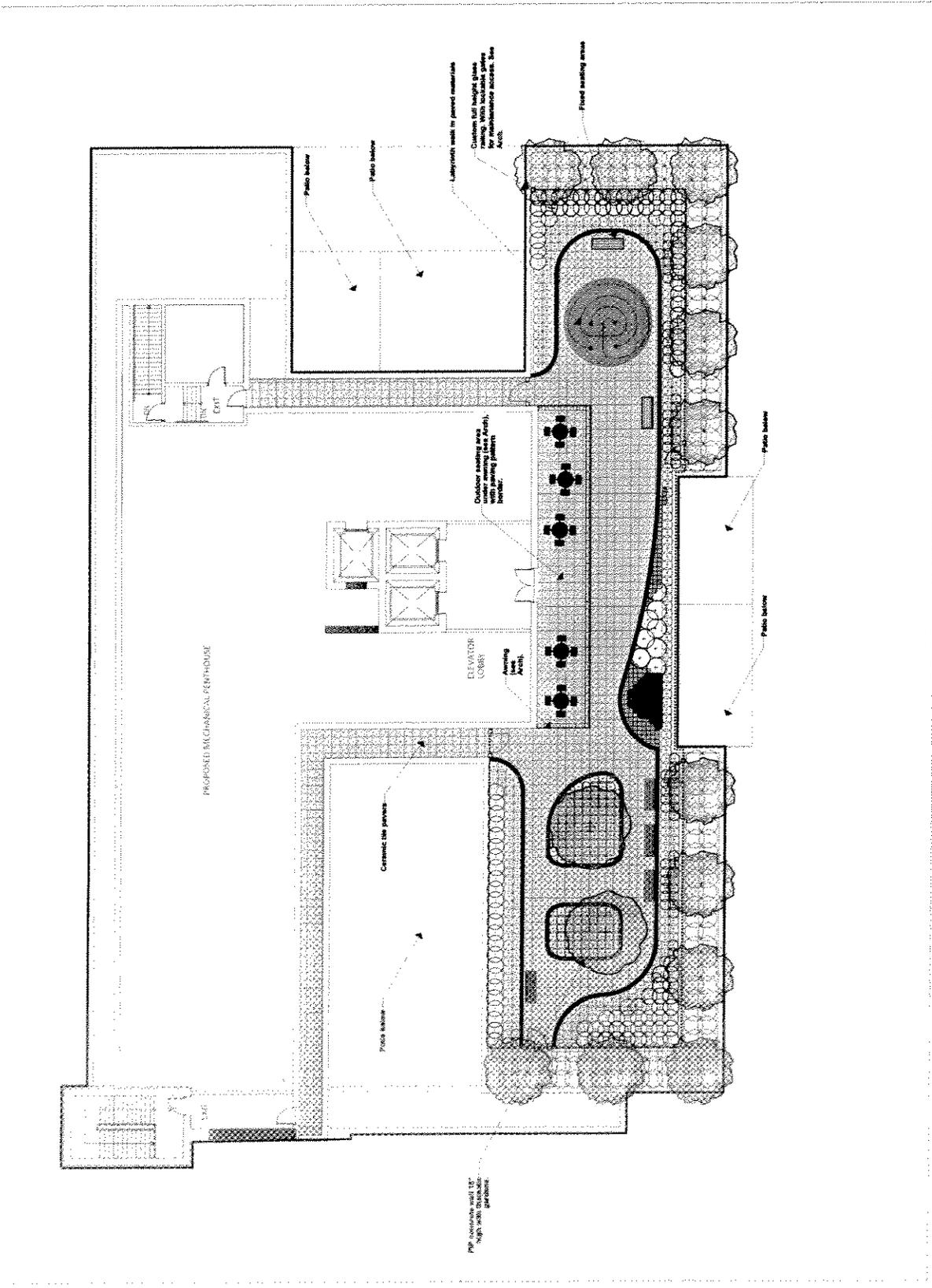
Landscape Design: **Joseph Lopez Ltd.**
 4151, 20th St. #200
 Vancouver, BC V6L 2C2
 Phone: 604-271-1111
 Fax: 604-271-1112
 Email: info@josephlopez.com
 Website: www.josephlopez.com



Client:	Joseph Lopez Ltd.
Project:	Joseph Lopez Ltd. - Penthouse
Location:	4151, 20th St. #200, Vancouver, BC V6L 2C2
Scale:	1:100
Date:	Aug 2012
Project No.:	2012-02

Project: **JOSEPH AND ROSALIE SEGAL FAMILY CENTRE**
 Vancouver, BC
 Scale: 1:100
 Date: Aug 2012
 Project No. 2012-02

Level 8 - Penthouse
 Landscape Plan
 L-5



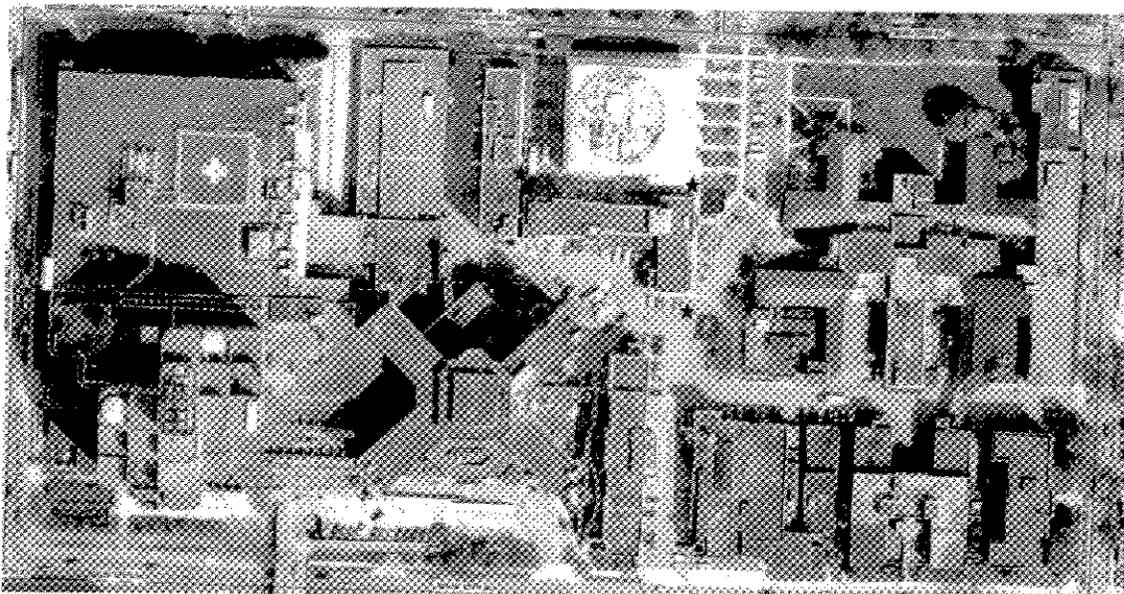
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Maximum building height is determined by the ODP and City adopted View Cones - whichever is more restrictive.

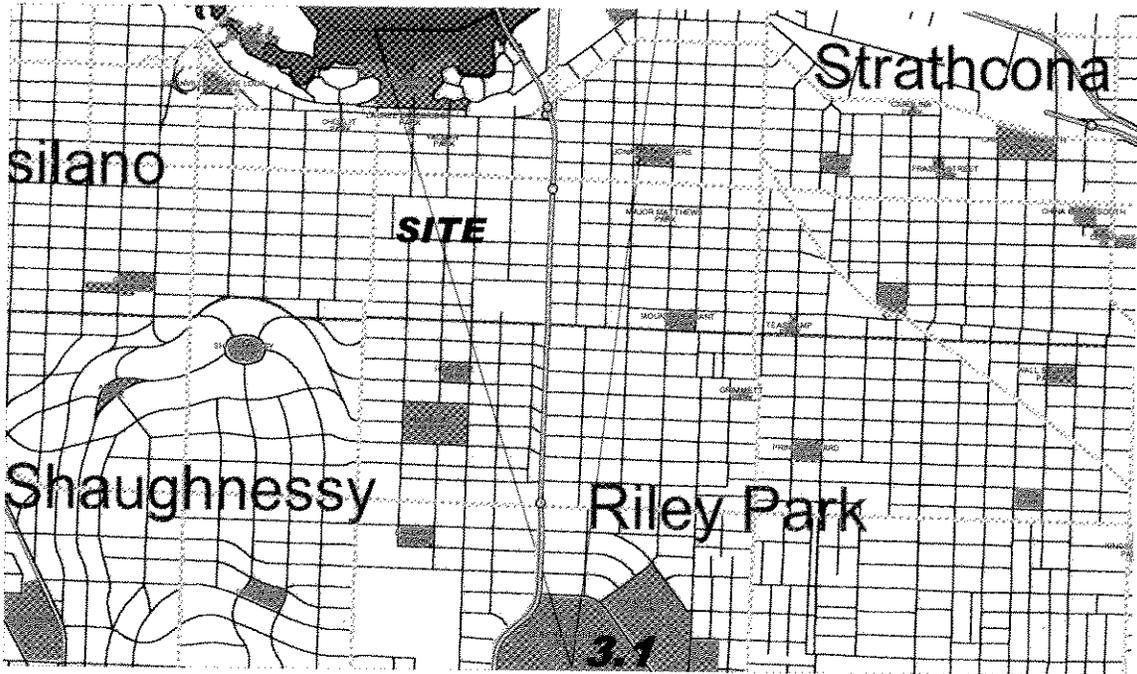
The following View Cone information indicates the maximum possible Geodetic Elevation above Mean Sea Level for various locations on your site. The height of your development is determined by subtracting the Building Grade from the Maximum Geodetic Elevation and confirming that height is allowed in the ODP. All parts of the development must be anticipated and planned for, including stairs, screen walls, mechanical rooms, elevator overruns, etc, must be located below this height, and will not be treated as "exceptions" to the view cone.

Please note that the provision of a maximum height does not imply support or approval that all buildings should go to the maximum height, or fill the building envelope fully to the maximum. As part of the complete development review process, building design must also respond to other policies and guidelines, which may require further shaping, stepping, reductions and/or refinement of the building tops.

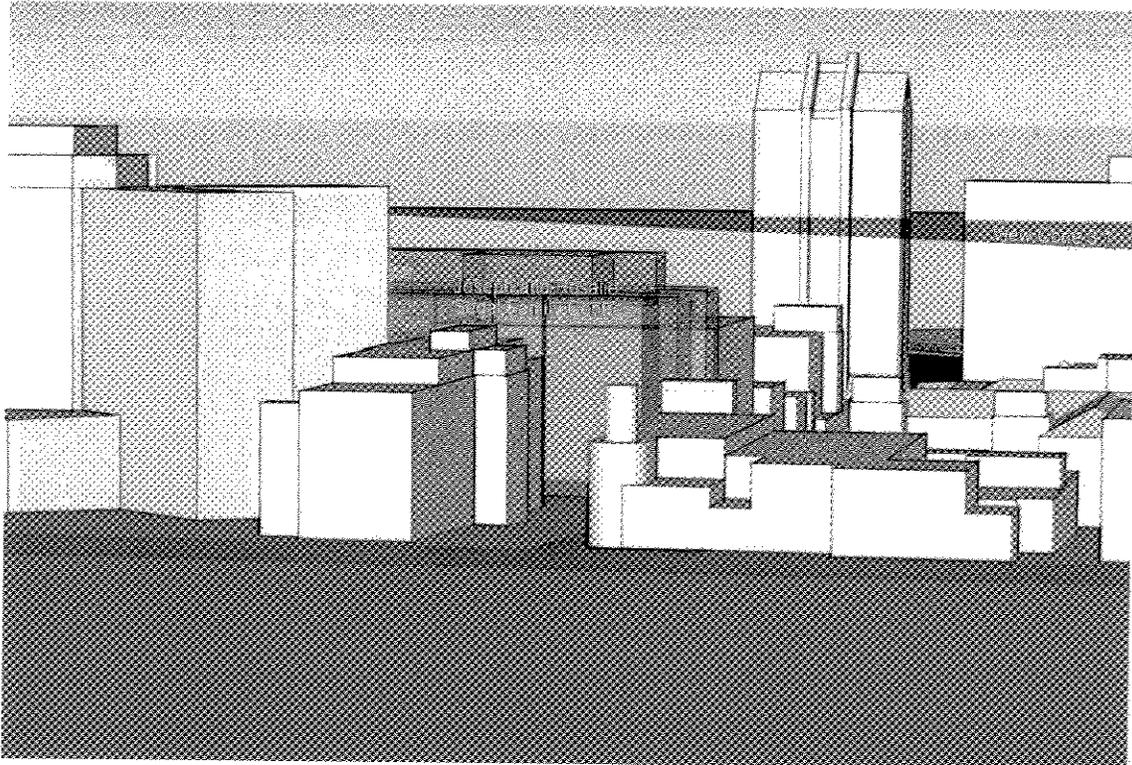
View Cone Calculation Records			
Map Location	View		Max Geodetic Elevation
	ID	Name	
A	3.1	<u>Queen Elizabeth Park to the Downtown skyline and North Shore mountains</u>	79.80m
B	3.1	<u>Queen Elizabeth Park to the Downtown skyline and North Shore mountains</u>	80.26m
C		No affected view cones	
D	3.1	<u>Queen Elizabeth Park to the Downtown skyline and North Shore mountains</u>	81.12m



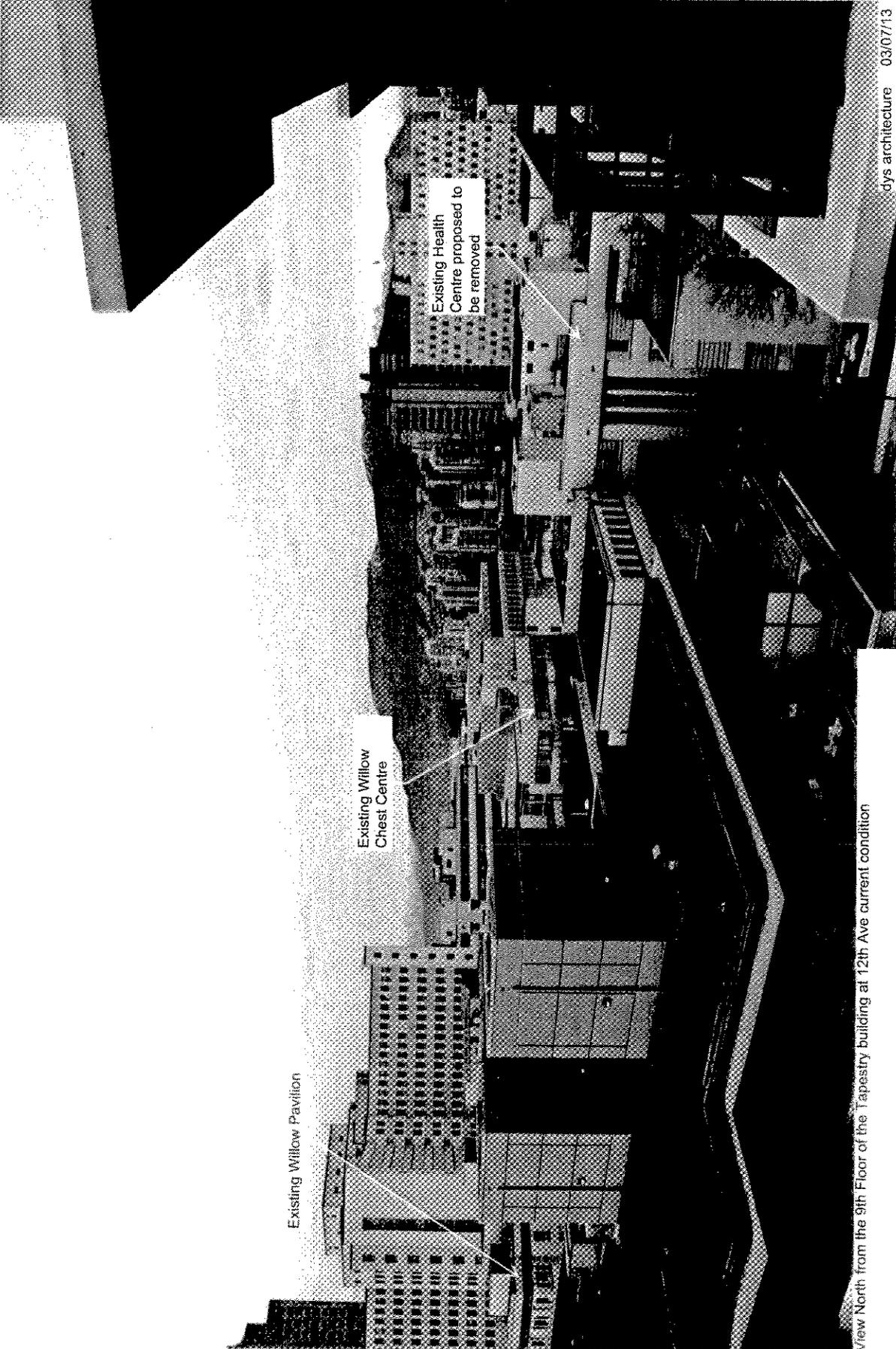
Site Plan



Context Plan

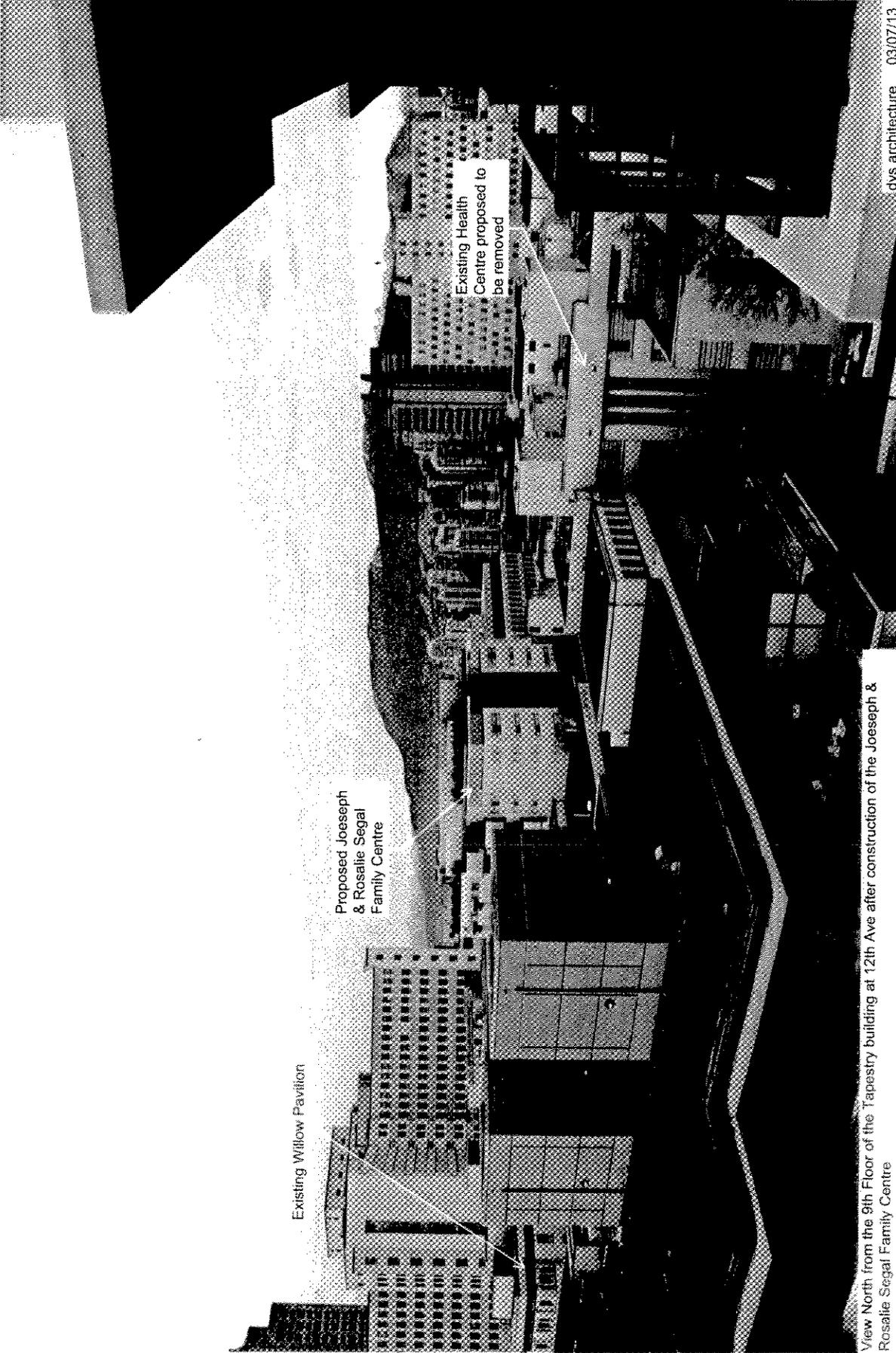


View Cone 3.1



View North from the 9th Floor of the Tapestry building at 12th Ave current condition

dys architecture 03/07/13

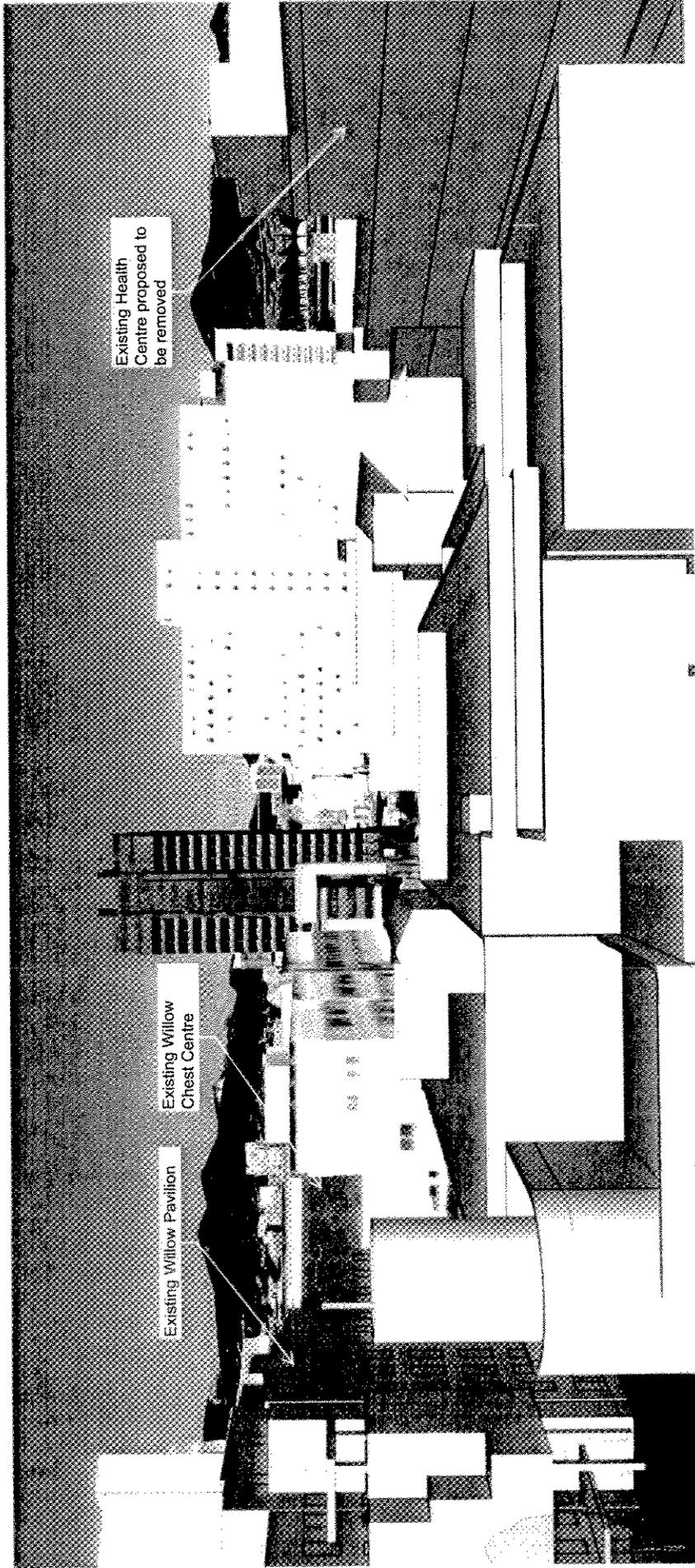


Existing Willow Pavilion

Proposed Joeseph & Rosalie Segal Family Centre

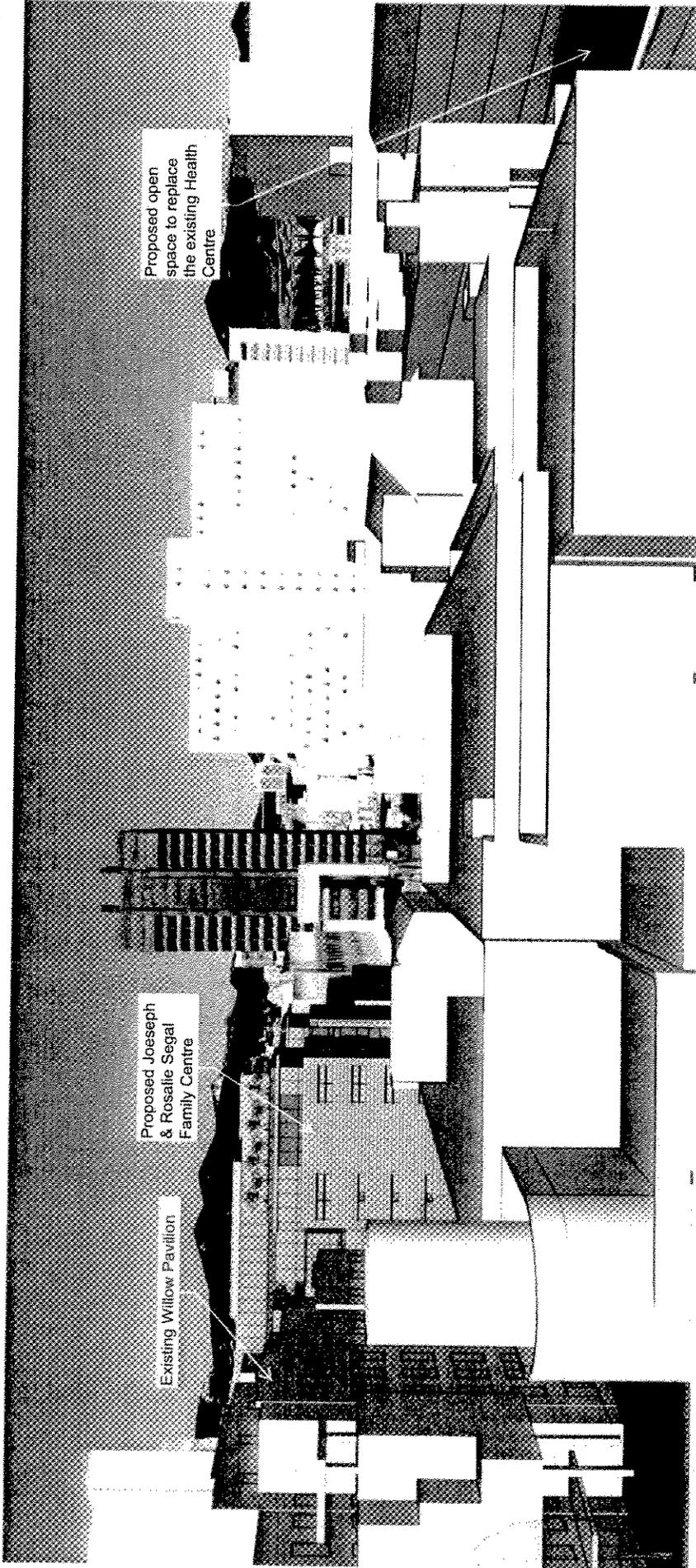
Existing Health Centre proposed to be removed

View North from the 9th Floor of the Tapestry building at 12th Ave after construction of the Joeseph & Rosalie Segal Family Centre



View North from the South-East corner of the 12th Ave and Willow Street intersection at approximately 13.5 meter above grade, without the proposed development

dys architecture 03/04/13



View North from the South-East corner of the 12th Ave and Willow Street intersection at approximately 13.5 meter above grade after construction of the Joseeph & Rosalie Segal Family Centre and demolition of the Health Centre

dys architecture 03/07/13

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