

APPROVED MINUTES

**AND ADVISORY PANEL
CITY OF VANCOUVER
APRIL 22, 2014**

Date: Monday, April 22, 2014
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

V. Potter Director of Development Services (Chair)
B. Jackson General Manager of Planning and Development
P. Judd General Manager of Engineering Services
S. Johnston Deputy City Manager

Advisory Panel

R. Bragg Representative of the Design Professions (Urban Design Panel)
K. Busby Representative of the Design Professions
J. Ross Representative of the Development Industry
A. Ray Representative of the General Public
J. Miletic-Prelovac Representative of the General Public
P. Sanderson Representative of the General Public
K. Maust Representative of the Vancouver Heritage Commission

Regrets

S. Chandler Representative of the Development Industry
A. Lalani Representative of the General Public

ALSO PRESENT:

City Staff:

J. Greer Assistant Director of Processing Centre - Development
A. Holm Engineering Services - Projects Branch
S. Black Development Planner
M. Au Project Facilitator

880 WEST 8TH AVENUE - DE417576 - ZONE CD-1

J. Scott CEI Architecture
A. Stellmacher ZGF Architects
M. Cheneworth Balfour Beatty Construction
K. Larson Affinity Landscape Architects
E. Lee PHSA

Recording Secretary: L. Harvey

1. MINUTES

It was moved by Mr. Jackson seconded by Mr. Judd and was the decision of the Board to approve the minutes of the meeting on April 7, 2014.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 880 WEST 8TH AVENUE - DE417576 - ZONE CD-1
(COMPLETE APPLICATION)**

Applicant: Ledcor Design Build BC Inc.

Request: To develop the site with a new eight storey Acute Care Centre Hospital accessed by the Ring Road, at the BC Children's and Women's Hospital campus site. The hospital will include inpatient units, an emergency department, medical imaging and procedural suites, hematology/oncology, pediatric intensive care, high-risk labour and delivery suite, and neo-natal intensive care unit for the BC Children's and Women's Hospital.

Development Planner's Opening Comments

Mr. Black, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report. The recommendation was for support of the application, subject to the conditions noted.

Mr. Black took questions from the Board and Panel members.

Applicant's Comments

Mr. Cheneworth mentioned that they have improved the routes through the site that will funnel people to the front door of the facility. People can now go through the lobby out to Oak Street. The north/south connections are outside the scope of the project, but it will help to unify north/south movement and pull people in off the Wellness Walk. Regarding Condition 1.3, Mr. Cheneworth mentioned that they have retained an arborist who is documenting all of the trees on the site as well as looking at where new ones will be added.

Eleanor Lee, PHSA, mentioned that they have been working on the Campus Development Plan which looked at the implementation of the Wellness Walk and a pedestrian plan for the entire campus.

Mr. Stellmacher, Architect, mentioned that he did not see a problem in addressing the four conditions in the Staff Committee Report.

The applicant team took questions from the Board and Panel members.

Comments from other Speakers

None.

Panel Opinion

Panel members offered a range of comments on the proposal, including:

- Thought the Wellness Walk and how it ties into the site was well done;

- Thought the applicant could do more to support cyclists who will use the site in the future and that there should be a separated cyclist's path;
- The pedestrian focus is laudable however the link to the ring road from a pedestrian and cyclist's point of view as to how they connect to the building are the weaker elements of the plan;
- The hierarchy between the main entry and emergency should have a greater articulation;
- Not clear how weather protection will be handled within the internal streets;
- More improvement to how the ground plane and the architecture work together;
- Recommended a less somber colour palette with the use of brighter colours;
- Greater care and attention could be given to wayfinding through the site;
- Illuminating the main entrance is an important element and should be improved;
- The Panel recommended approval for the application.

Board Discussion

Mr. Jackson moved approval of the application and noted that at the public meeting there had been a lot of people concerned about the height of the building and other considerations. He congratulated the application on their work with the community. He added that the care they exhibited would be a model for moving forward with other hospitals. Mr. Jackson said he thought that having good wayfinding would be the key to making the site work for vehicles, bicycles and pedestrians. He noted that the courtyards would be a challenge to find plant material that would grow in fully enclosed gardens.

Mr. Johnston said it was an important project and congratulated the applicant on the included green building features noting that hospitals are often inefficient buildings. He mentioned that the approach the applicants had taken to reduce energy consumption was commendable and thanked them for their leadership in this area.

Mr. Judd approved the motion for support of the application.

Motion

It was moved by Mr. Jackson and seconded by Mr. Johnson, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE417576, in accordance with the Staff Committee Report dated March 26, 2014.

4. OTHER BUSINESS

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:28 PM.

L. Harvey
Assistant to the Board

V. Potter
Chair