
CITY OF VANCOUVER
COMMUNITY SERVICES GROUP

DEVELOPMENT PERMIT STAFF COMMITTEE REPORT
DECEMBER 17, 2014

FOR THE DEVELOPMENT PERMIT BOARD
JANUARY 26, 2015

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

SDB/JMB/LEB/MS/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
M. Holm, Engineering Services
D. Naundorf, Social Infrastructure

Also Present:

S. Black, Urban Design & Development Planning
J. Bosnjak, Development Services
M. So, Development Services

APPLICANT:

Parkin Architects
Attention: Pieter Wansink
220 - 1737 West 3rd Avenue
Vancouver, BC
V6J 1K7

PROPERTY OWNER:

Vancouver Coastal Health Corporate Office
11th Floor, 601 West Broadway
Vancouver, BC
V5Z 4C2

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with an 8-storey acute care hospital building for the purpose of consolidating the existing mental health facilities at Vancouver General Hospital (VGH) and University of British Columbia (UBC) hospitals. The building will consist of out-patient facilities on levels one and two, administration and mechanical space at level three, 100 in-patient beds on levels four to eight, and a roof garden at the top level.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Transition Between New Construction and the Hospital Campus

Appendix G View Study from Tapestry Building (Preliminary / Complete DE application Comparison)

Appendix H Preliminary View Cone Calculations

Appendix I Obligation & Phases of VGH Development

● **Issues:**

1. Provision of a Public Bicycle Share station
2. Updates to the Master Plan that was previously approved by the Development Permit Board

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE 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 the existing mental health facilities at VGH and UBC Hospitals and for updates to the master plan, subject to Council's approval of the Form of Development and subject to the following conditions.

The conditions are divided into two parts: Part A, which applies to the new acute care building and its built context, and Part B, which update the Master Plan and Agreements established by the previous rezoning and preliminary development permits. The applicant must address Part A conditions before the development permit can be issued. The owner must address Part B conditions prior to occupancy of the building.

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

Part A - To be addressed before the development permit can be issued

- 1.1 provision of an updated Master Plan, including any necessary adjustments to the detailed public realm plan;

Note to Applicant: Intent is to reflect the specific adjustments made through this development permit application, including the phasing of the building removals along West 12th Avenue and the creation of new open space. The updated Plan should be provided in print and electronic formats.

- 1.2 design development to the exterior design to simplify the visual expression around the building;

Note to Applicant: This can be accomplished by reducing the number and variety of surface treatments and details to be more similar to the design of the preliminary development permit building. Consideration should also be given to making the expression more consistent around the building and to the more extensive use of wood as a finish material to offset the institutional nature of the site. The comments of the Urban Design Panel should also be addressed in the response to this condition.

- 1.3 provision of an agreement to the satisfaction of the Director of Planning, General Manager of Engineering Services and Director of Legal Services to relocate the interim parking stalls shown on the Willow Street alignment;

Part B - To be addressed prior to occupancy of the building

- 1.4 demolition of the current health care building on West 12th Avenue noted in Appendix I as area 16; and the provision of green and landscaped open spaces compatible in design with the approved Master Plan in area 16, the west portion of area 19, and the north half of area 15, all to the satisfaction of the Director of Planning and the General Manager of Engineering Services;

Note to Applicant: As soon as the mental health spaces of the buildings on West 12th Avenue are replaced by the new acute care building, they must be demolished and turned into open space. While parts of the design may be adjusted to reflect temporary conditions such utilities and infrastructure remaining in place for the interim, the

design must not introduce any new built features that are incompatible with the approved Master Plan, and must provide an inviting and well-landscaped open space that is open to the public.

- 1.5 provision of a strategic plan identifying two locations for minimum 25 m x 4 m (82 ft. x 13 ft.) Public Bike Share locations within the VGH precinct to the satisfaction of the Director of Planning and the General Manager of Engineering Services;

Note to Applicant: The preferred location for one of the stations is adjacent to the section of the Willow Street Pedestrian Corridor between the Blusson Building and Heather Pavilion near West 10th Avenue at Willow Street. Both locations should provide strong connections to City bike routes. Refer to Standard Conditions A.2.1 and A.2.2.

- 1.6 provision of an updated 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, 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;

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 West 10th Avenue Works.

- 1.7 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; and

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 plan must consider how the campus will provide loading and vehicular and bicycle parking requirements through all phases of development. 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.

- 1.8 conclusion of all other aspects of the Master Plan, 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. Consideration should be given to the potential routing of bicycle paths through or around the precinct, in coordination with the other recommended Conditions.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			Irregular
Site Area ¹			139,085 m ²
Floor Area	Total 361,621 m ²		<p>VCH: Current</p> <p>Diamond Health Care Centre 33,430</p> <p>Alumni Centre 908</p> <p>Arthritis (Mary Pack) Centre 2,146</p> <p>Banfield Pavilion 8,799</p> <p>Centennial Pavilion 35,593</p> <p>Doctor's Residence 3,961</p> <p>Health Centre 8,114</p> <p>HP - Later Addition: East 6,945</p> <p>HP - Later Addition: South 6,709</p> <p>HP - Later Addition: North 1,402</p> <p>Laundry 2,499</p> <p>Jack Bell 7,241</p> <p>Jack Bell Extension 5,505</p> <p>Jim Pattison Pavilion 55,832</p> <p>Jim Pattison Pavilion North 29,751</p> <p>Jim Pattison Pavilion Auditorium 514</p> <p>Physical Plant (old) 5,269</p> <p>Physical Plant (New) 507</p> <p>Research Pavilion 7,432</p> <p>Tzu Chi 999</p> <p>Willow Pavilion 5,733</p> <p>Agencies</p> <p>BC Cancer Agency 26,612</p> <p>BC Center for Disease Control 15,453</p> <p>Eye Care Centre 5,314</p> <p>Parking</p> <p>Site wide surface parking</p> <p>12th Avenue Parkade 22,501</p> <p>BCCA Parkade 7,580</p> <p>Proposed (This Application)</p> <p><u>Segal Building (JRSFHC)</u> 12,102</p> <p>SubTotal 1 318,852</p> <p>Medi-Tech:</p> <p>MT-3 (Blusson - ICORD) 10,196</p> <p>SubTotal 2 10,196</p> <p>Multiple Dwelling:</p> <p>Nurse's Residence Site 13,935</p> <p>Multiple Dwelling Conversion:</p> <p>Nurse's Residence Conversion 7,041</p> <p>SubTotal 3 20,976</p> <p>GRAND TOTAL: 350,024 m²</p>
FSR	2.6		2.52
Site Coverage ²	55.0% (76,500 m ²)		<p>Existing 56.2% (78,225 m²)</p> <p>Proposed 56.7% (78,927 m²)</p>

Height ³	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 29.35 m Top of Mechanical Penthouse 33.15 m
Setbacks ⁴		12 m	10 m
Parking ⁵	MT-4 (JRSFHC) 132	Entire Site 3,576	Total (Entire Site): 2,464
Loading ⁶		MT-4 Site: Class A 0 Class B 6 Class C 2	Entire Site: Class A 8 Class B 15 Class C 4
Bicycle Parking ⁷		Class A - 1 Space/17 Employees on a maximum work shift; Class B - Minimum of 6 spaces at each public entrance;	Class A TBC Class B TBC

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 (1,497,147.4 sq. ft.) as shown by the zoning boundary on the Context Map. This development (MT-4/JRSFC Building) is shown highlighted within this precinct (denoted as “Site”).

² **Note on Site Coverage:** The site coverage for this proposal has generated an overage of 702 m² (7,556.5 sq. ft.) or 0.5%. Staff are in support of the overage of the site coverage as the Master Plan for VGH projects a resultant site coverage to be in compliance. See Standard Condition 1.9.

³ **Note on Height:** The height of the building is above the general limit noted in the CD-1 (59) By-law. However, the Development Permit Board may permit an increase to the maximum height to not more than 38.4 m (126 ft.) for portions of the principal structures and 42.7 m (140.1 ft.) for mechanical penthouses corresponding to buildings in Area 5. Staff support the proposed height (refer to Commentary of page 10). This site is also located under View Cone 3.1; however, it is well below maximum height and the development is not affected (See Appendix H).

⁴ **Note on Setbacks:** Section 8.1.3 of the CD-1 (59) By-law requires a 12 m (39.4 ft.) setback that is west of the imaginary extension of the centre line of Willow Street. The application proposes a reduction to 10 m (32.8 ft.) for a limited portion of the Willow façade. See Commentary on page 15-16. Staff supports the proposed setback.

⁵ **Note on Parking:** Parking is based on Hospital uses only. Parking for other uses in the hospital precinct is not affected for this proposal. Currently the proposed parking does not comply with the total number of parking spaces determined by the CD-1 By-law. An updated Parking and Loading Management Plan has been requested to provide details regarding the parkade phasing and implementation dates (refer to Recommended Condition 1.7).

⁷ **Note on Loading:** This development proposes no dedicated onsite loading. The building is connected to the campus wide tunnel system with access to the central loading dock. Staff is requesting submission of an updated Parking and Loading Management Plan (refer to Recommended Condition 1.7).

⁸ **Note on Bicycle Parking:** Standard Condition A.1.11 requests compliance to Section 6 of the Parking By-law. Class A (staff) bicycle spaces are proposed to be located off-site, in the laundry building (902 West 10th Avenue - North of the Centennial Pavilion). This building is the location for several buildings' Class A Bicycle Spaces. Staff supports the location of the off-site Class A Bicycle spaces.

• **Legal Description**

Lot: Parcel 1
Block: 376 & 377
District Lot: 526
Plan: BCP1644

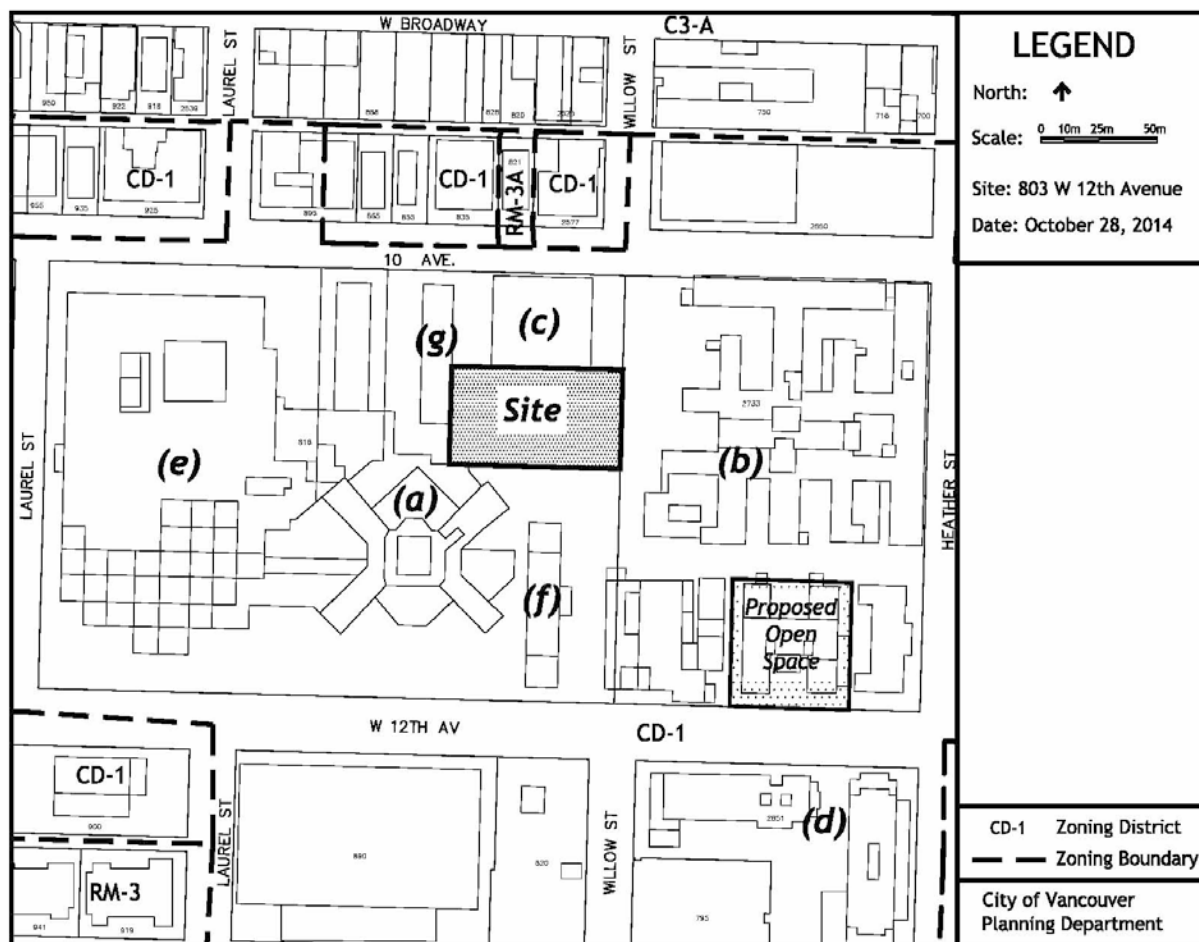
• **History of Application:**

13 04 08 Prelim. Development Permit Board
14 09 25 Complete DE submitted
14 12 03 Urban Design Panel
14 12 17 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 was previously occupied by the Willow Chest Unit, which has been 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 Dwellings (6 storeys and 10 storeys)
- (e) 899 West 12th Avenue, VGH Jim Pattison Pavilion (17 storeys)
- (f) 805 W 12th Avenue, VGH Willow Pavilion (5 storeys)
- (g) 828 W 10th Avenue, VGH Research Pavilion (7 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.

In 2013, VCH received approval-in-principle from the Development Permit Board for a Preliminary Development Permit to establish a reference for development on the Medi-tech 4 site. The current application, if approved, would establish the detailed parameters of development here.

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

1. CD-1 (59) Vancouver General Hospital - Amended October 30, 2012

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.

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 by the approval-in-principle of the Development Permit Board in 2005. The major public open space on West 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.

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 (261.7 ft.) geodetic elevation.

• Response to Applicable By-laws and Guidelines:

1. CD-1 (59) Vancouver General Hospital

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 density resulting from this application is within the permitted density of 2.6 FSR for the precinct.

Height: The maximum or ‘outright’ height of 26 m (85.3 ft.) for this sub-area is exceeded, however it may be increased to 38.4 m (126 ft.) for principal structures and 42.7 m (140.1 ft.) for mechanical penthouses by the Development Permit Board upon consideration of the guidelines and other factors. The preliminary development permit application in March 2013 established a basic height of 28.75 m (94.3 ft.) at the parapet and 32.55 m (106.8 ft.) at the mechanical penthouse. Given the limited effects of an additional height of 0.60 m (2 ft.) in both cases compared to the preliminary application, coupled with the reduction of building mass at the roof level by relocating mechanical equipment to a middle floor, and consideration of the view studies provided (Appendix G) that indicate the same or slightly better views for nearby residents, Staff support the proposed heights.

Parking: The application proposes to create 10 surface parking spaces to the south of the building and accessed from West 12th Avenue, of which no more than 6 would be located on the Willow Street Pedestrian Corridor until the nearby sites are redeveloped. Given the existing use of this area for vehicles and the commitment by the owner to relocate the stalls when feasible, Staff accepts these stalls on an interim basis.

Updates to the precinct transportation plans are required in Recommended Condition 1.7.

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 new landscaped open space on West 12th Avenue which advances the Heather Common.

The application generally responds to the Guidelines, as noted below.

As established in the preliminary development permit application, the location of the proposed building meets these goals by preserving and reinforcing the open view and pedestrian corridors along the Willow Street and West 11th Avenue alignments, and by reinforcing the major open view across the hospital site from north to south along the Willow Street corridor.

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 supports the shoulder line proposed in this application.

Similarly, the preliminary form of development responded 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 West 10th Avenue, with a secondary entry one level up convenient to the vehicle drop off accessed from West 12th Avenue.

With the complete development application, the design has been refined to deal with specific design challenges, as noted in detail under the section on Response to Preliminary Development Application Conditions. For example, design development has been undertaken to reduce view impacts to residential from upper levels by removal of mechanical equipment from the rooftop level. An updated view study is provided in Appendix F. Staff feel the application has generally responded well to the previous challenges identified by the Board. Another aspect of the design that has changed since the preliminary application is the variety and number of exterior surface treatments, including materials

and detailing. The Urban Design Panel, in its comments, suggested simplification of the exterior. Staff agrees that some refinement is advisable, as noted in Recommended Condition 1.2.

The Guidelines and associated plans offer more detailed guidance on areas such as lighting and design to CPTED principles. Staff have reviewed the application and recommend that the relevant features be noted in Standard Conditions A.1.3.

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 (216.5 ft.) 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, have been accomplished through separate development permits.

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 West 10th Avenue or West 12th Avenue “as required.” The route indicated on the Master Plan from West 10th Avenue would pass under the Medi-Tech 4 site.

At the preliminary development stage, the applicant proposed to construct a building on this site without provision for future parkade access, and Staff have considered whether providing 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 West 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 West 12th Avenue, Staff concluded that West 10th Avenue is not a required access point for the Heather parkade and accepted the proposed development of the Medi-tech 4 site without underground parkade access.

Further work on the Master Plan and Open Space agreements; consideration of future bicycle routes; and development of a public bike share station, are recommended in Recommended Conditions 1.4 to 1.8 and Standard Conditions A.2.1 and A2.2.

4. Existing Agreements and Obligations of the Owner

The following obligations are the responsibility of the property owner, VCH, but are triggered by the Joseph & Rosalie Segal Family Health Centre (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:

- Tenth Avenue Works
- Eleventh Avenue Pedestrian Corridor
- Willow Street Pedestrian Corridor
- Heather Open Space Area

See Engineering Services Commentary and Recommended Condition 1.6.

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 33.15 m (108.8 ft.), which is 47.58 m (156.1 ft.) below the lowest portion of the view cone passing over the building. See Appendix H for a detailed analysis of the relevant view cone.

• Response to Preliminary Development Application Conditions:

Not all conditions of the preliminary application are included for discussion in this section. Only conditions with relevant or remaining issues are included below.

Part A

Design Development

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.

Applicant Response: We have raised the grades in the entry area and terraced the remaining grade changes. Grading has been adjusted to limit all steps and terraced areas to no more than 18" vertical change in grade. Refer to Landscape drawings L1.2 and L2.1.

Staff Assessment:

Revised landscape plans indicate that the retaining walls have been reduced and consider the preliminary condition to be met. Consideration should be given to the Urban Design Panel

comments regarding a more formal terracing of the grades at the prior-to response stage. See Standard condition A.1.15.

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:*

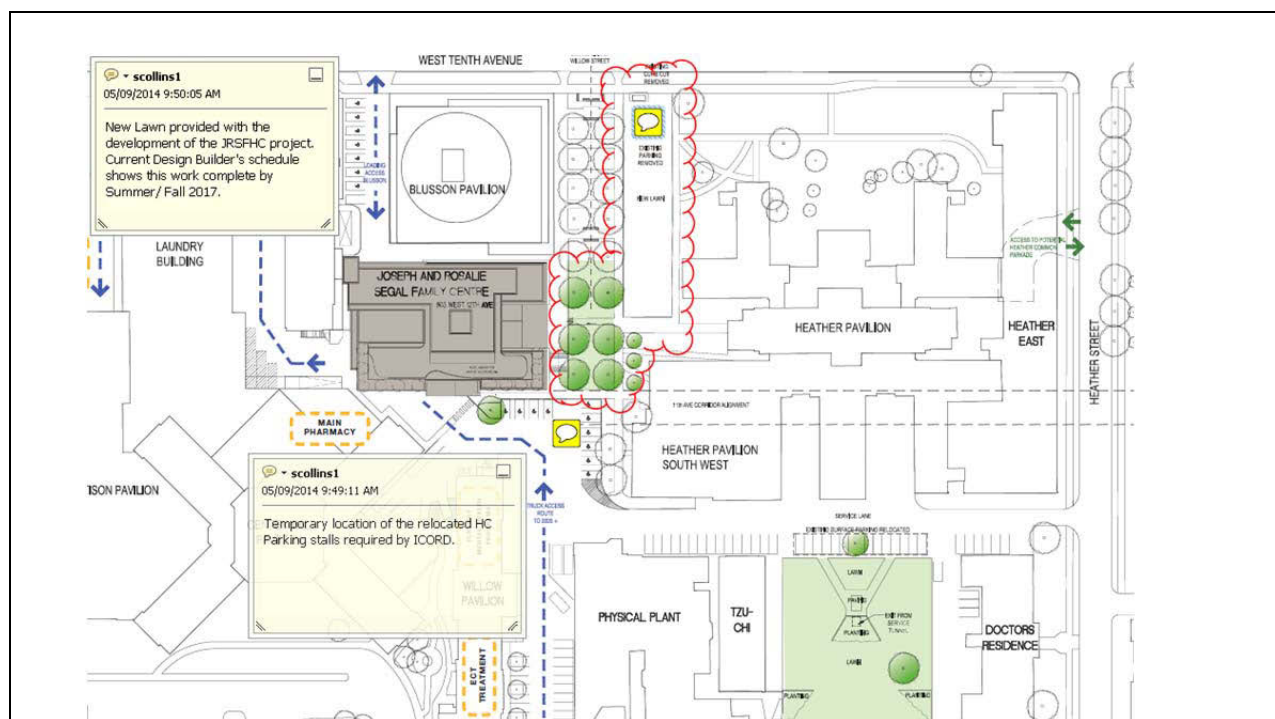
- i. *Relocation of the surface parking stalls from their temporary location east of the Blusson building to underground parking on this site; and*
- ii. *Arrangements, to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Engineering Services and the Director 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.

Applicant Response: Some of the temporary parking has been relocated to the south east corner of the building along the vehicular access route to the building. Refer to site plan A-100 and Landscape drawing L1.2.

In response to Part A item 1.2 i) of the aforementioned letter please be advised that, in accordance with the Vancouver General Hospital (VGH) Redevelopment Plan (2003), Vancouver Coastal Health Authority (VCHA) agrees to replace the temporary surface parking to the North East of the ICORD/Blusson Pavilion. Removal and replacement of the surface parking will be a condition of the development of an acceptable solution to the Heather Common Parkade.

In order to serve VGH patients and the delivery of health research at the ICORD/Blusson Pavilion; temporarily VCHA requires that 10 of the surface handicap accessible parking stalls be relocated to surface parking occupied by the 11th Avenue and Willow Street crossing. Although this proposed solution does not fully meet the PDP Prior-To provision (Part A item 1.2 ii) that these stalls be located underground on this site; VCHA recognizes this location as the most direct and safe location available for those requiring access to accessible parking and access to ICORD/ Blusson Pavilion. No other parking space or loading amendments are required to be modified at the ICORD/Blusson Pavilion at this time. The total number of accessible parking stalls that will be available to ICORD/ Blusson Pavilion after this relocation has been confirmed to be satisfactory to meet the current clinical needs.



Furthermore, VCHA understands that delivery of green space is important to our community and city. In working to complete our current Redevelopment Plan as part of the 803 west 12th development we have included the completion of the Heather Heritage Gardens in the delivery of the new facility.

Both the provision of this added Heritage Garden green space on the VGH campus and the temporarily relocation of ICORD surface parking stalls mentioned above will be delivered with the completion of the Joseph & Rosalie Segal Family Health Centre Project currently planned for completion in the Summer / Fall of 2017.

Staff Assessment:

The proposed response to this condition represents a compromise that further delays implementation of the Willow Street Pedestrian Corridor by locating surface parking stalls in its intended location. However, it does not create any permanent impediment to future implementation. Staff have accepted this solution as an interim measure until such on-site parking can be better resolved in association with the ongoing redevelopment of buildings in the area or a significant future revision of the precinct-wide approach to vehicle parking. Subject to Recommended Condition 1.3. Refer also Engineering Commentary.

- 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.

Applicant Response: The building steps back at the shoulder line at level 8 and the façade's expression becomes more transparent. The glazing and spandrel panel colours are lighter on this level as well.

Staff Assessment:

Staff feels that the proposed design has generally addressed this condition within the constraints of the significant programmatic goals and limited site area available.

- 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 neighborhoods. 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.

Applicant Response: The mechanical penthouse has been reduced to a screened cooling tower enclosure at the west side of the roof.

Staff Assessment:

The application has significantly altered from the preliminary application in order to respond to this condition, by creating an interstitial mechanical level away from the rooftop. Staff supports the response.

- 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.

Applicant Response: The Design Rationale included with this application responds to the requirements of VGH Precinct CD-1 guidelines including a request for partial encroachment of the 12 metre setback for the conference on the south east corner. This request is based upon article 8.1.3 of

the CD-1 Zoning by-law and the relaxation granted for the Blusson Pavilion just north of the subject development. 1) The boardroom provides an activation of the street level in front of the building at the east site and as such it should be given more prominence within the context of the façade. 2) The master plan calls for the articulation of the corner of the MT-4 site with the two pedestrian corridors, Willow corridor and 11th avenue corridor, intersecting at this location. This articulation will be provided by the projection of the boardroom.

Staff Assessment:

The application does not meet the usual 12 m (39.4 ft.) setback from the Willow Street Pedestrian alignment. However, the proposed encroachment is limited in extent and adds some articulation and visual interest to what is a highly constrained building. Staff supports the reduced setback for this portion. The UDP was also supportive of the relaxation.

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.

Applicant Response: Refer to the attached updated area summary for the VGH precinct, dated September 18th 2014, prepared by DYS architecture, providing updated precinct wide information for floor are, site coverage, parking and loading provisions. Regarding the provisions for vehicle parking within the precinct please also refer to the TDM (Transportation Demand Management) and Parking

Study, dated November 26th, 2012, prepared by Bunt & Associates, that was originally submitted with the Preliminary DP Application for this project.

The floor areas for existing buildings within the precinct have been updated to reflect the changes on the campus that occurred since the text amendment for the CD-1 bylaw. The comments included with the area summary indicate these changes.

Staff Assessment:

The updated Traffic Management and Parking Study must reflect the reconciled precinct stats. Further to this, 1.6.i. must be clearly addressed in the updated TDM and Parking Study, including outlining which buildings or developments each parking count is related to. Refer to Recommended Condition 1.7.

Part B (VCHA acknowledges the conditions put forth in Part B Items 1.7 through 1.9 and confirms that they will provide the updated information prior to the occupancy of the new development.)

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.

Applicant Response: VCHA will engage our legal counsel and will liaise with City of Vancouver to deliver amendments to the open space agreement, 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 and VCHA, 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 VGH Campus Preliminary Development Application and Master Plan from 2004, partially updated in 2006, 2008 and 2012.

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 on campus,
- delivery of the Heather Common, and
- timing of the 10th Avenue Works.

Staff Assessment:

VCH has submitted preliminary phasing plans for development on the precinct, which included discussions on delivery of several outstanding obligations (Heather Commons and West 10th Ave works). VCH has committed to the demolition of the Health Centre after completion of the Segal development, in order to deliver an interim portion of the Heather Open Space. VCH will continue to work 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 prior to occupancy of the Segal building.

- 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.

Applicant Response: Prior to the submission for the Occupancy Permit for 803 West 12th (The Joseph & Rosalie Segal Family Health Centre Project) VCHA will engage our compliance and master plan architectural firm to coordinate and provide an updated Parking and Loading Management Plan (current: Bunt, 2006), 5-Year Parking Plan (current: Bunt, 2008) and a Transportation Management Plan (current: Bunt, 2006) to the satisfaction of the General Manager of Engineering Services, VCHA and the Director of Planning.

The parkade phasing plan and implementation dates for each phase will be coordinated and referenced in the plan, and updated as changes in the development sequences and timings as they may occur based on the capital approval process and the identification of the needs and priorities of VCHA in the delivery of health care to the city and region. The plans will 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 will be reviewed. Parking spaces lost due to development of new buildings will also be accounted for.

Staff Assessment:

An updated version of this condition has been included in the DE prior to conditions, but is expected to be delivered by VCH prior to occupancy of the Segal Building. As occupancy is not expected until 2017, it is expected that VCH will work with Engineering Services to provide updated traffic management information in order to address local transportation projects (ie 10th Ave works). See also Recommended Condition 1.7.

- 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.

Applicant Response: Aspects of the Master Plan will be concluded, to the satisfaction of the Director of Planning, General Manager of Engineering Services, General Manager Park Board, and Director of Legal Services, and VCHA as necessary. This requires an agreed resolution of all conditions of approval previously 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.

Staff Assessment:

Further work is needed by VCHA on the detailed Master Plan for the Willow Corridor and Heather Commons, as noted in Standard Conditions A.1.24 to A.1.29.

Through recent discussions between VCH and Engineering Services, it has been identified that VCH should address how cyclists may be accommodated within the precinct. As part of the update to the Master Plan, VCH should include a proposal for accommodating cyclists in the precinct.

Part A

Landscape

- 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.

Applicant Response: The landscape design for the Willow Street Corridor takes its cue from the VGH Master Plan and the related design of the public realm in front of the ICORD building. An extension to the Willow Street pedestrian greenway will result from the development of the Segal building, with some additional east west crossings intersecting the main north south axis. The main entries to the Segal building are positioned at the end of logical east west intersections. The main entry at level two of the Segal building will pick up pedestrian flow derived from the Secondary 11th Avenue corridor walk, as laid out in the VGH master plan. Likewise, the main entry on level one is a terminus of another east west connection that connects to the Heather Pavilion. A third east west crossing picks up

pedestrian traffic coming from the Heather Pavilion Heritage garden and healing courtyard and directs traffic access across the lawn to the ICORD and Segal buildings. In all cases, the east west connections are located where natural pedestrian movements occur, thus enhancing pedestrian flows by formalizing the crossings into enhanced pathways. The proposed design follows the materiality, design and lighting plan as prescribed in the VGH approved master plan.

Staff Assessment:

Staff accepts the adjusted connections in general, subject to resolution of the detailed items as noted in the recommended conditions of approval.

Part B

A1.4 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.

Applicant Response: Landscape elements conform to VGH Master plan. Landscape plan clearly label all materials and specifications. Proposed designs use existing grades at all existing edges and building interfaces. Non-standard materials are used at locations where temporary interventions are required.

Staff Assessment:

The landscape plans submitted for the portion of the future Heather Commons are conceptual. Pending decisions for demolition and timing of buildings, further analysis and design development is required. Refer to Standard Conditions A.1.15.

A1.8 Clarification in writing and illustrated on the appropriate plans of those elements that are permanent and those that are temporary;

Applicant Response: Landscape drawings will differentiate between permanent and temporary interventions. The only temporary intervention currently proposed are the handicap stalls added at the south end of the willow street corridor. These stalls are intended to serve the ICORD patients until such time that new underground parking facilities are constructed (as per VGH Master Plan) and can house the handicap stalls.

Staff Assessment:

Further refinement is required as noted in the landscape conditions.

Part A

Engineering

A2.2 *Provision of the following improvements to bike storage facilities including:*

- i. *Provision of adequate space between the door and the free standing wall to access Bike Storage Room 2;*

Applicant Response: A central bike storage room for the Campus has been constructed in the nearby Laundry Pavilion. Since the PDP application was made in December 2012 site wide bike storage facilities for VCH staff have been provided on campus within the Laundry Building in close proximity to the development site. A total of 184 bike storage locations have been provided along with other commuter amenities. Based on this change the bike storage rooms have been removed from the building program for this development.

Staff Assessment:

Staff recommends bike storage facilities be provided that are convenient for users of the building. A minimum of 1 spaces per 7 employees is required as part of this application. Recognizing the ability to plan the VGH campus as a whole rather than as a series of individual buildings, staff are willing to accept bicycle facilities that are within a reasonable distance from the building provided that they are safe, convenient, and otherwise meet the requirements of the Parking By-Law. Further, should the applicant wish to pursue off-site bicycle storage for the site, bicycle parking should be included as part of the site-wide parking a loading review (see Preliminary Development Application Condition 1.6 above). Standard Condition A.2.7 requires details of the proposed off-site bicycle storage spaces in the Laundry Building.

• Conclusion:

Staff feels that the application forms a complex and substantially resolved response to the preliminary conditions established by the Development Permit Board in 2013, and substantially advance the quality of facilities at Vancouver General Hospital to assist those with acute mental health needs. Staff recommends support of this application, subject to the conditions noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on December 3, 2014, and provided the following comments:

EVALUATION: SUPPORT (7-0)

- **Introduction:** Sainen Black, Development Planner, introduced the proposal for a development permit application that will create new open space on West 12th Avenue, advance the Willow Pedestrian corridor further south and develop a new 8-storey acute care hospital for mental health patients. He mentioned that the facility will have out-patient facilities on levels one and two with 100 in-patient beds above. The top floor will have a roof garden and screened space. Mr. Black

described the policy for the site noting there are established precinct-wide zoning requirements following a 2001 rezoning. The Guidelines goals include creating a legible, coherent and pedestrian-oriented public realm, centrally-located open space, restoration of the 1906 Heather Pavilion, a north-south pedestrian corridor along the Willow alignment and to create a stronger and less institutional sense of identity for the precinct.

Mr. Black mentioned that in terms of architectural expression, details and colours, the Guidelines recommend that buildings should be highly articulated and transparent, buildings should de-emphasize the institutional character, have a transparent exterior with views into the building, use of bolder colours, continuous weather protection against the street and pedestrian interest and comfort at entries.

Mr. Black described the context for the area noting the Willow Pavilion which was reviewed by the Development Permit Board in 2006 as the Heather Common which is being restored to its pre-1940 condition.

Advice from the Panel on this application is sought on the following:

Commentary is sought on the architectural, landscape and open space design in general, and in particular:

- Does the material presented address the previous comments of the Urban Design Panel?
- Does the Panel support the proposed projection into the Willow Pedestrian Corridor?
- Considering the proposed façade composition, palette of materials, and exterior detailing together, are they successful in creating:
 - an appropriate expression within this institutional context, and
 - an inviting amenity for hospital patients, staff, and the public?

Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Pieter Wansink, Architect, further described the proposal and mentioned that there were two main elements of concern at the last review. One of them was the main entrance at Willow Street which the Panel thought wasn't visible enough. He mentioned that they have tried to open it up with some landscaping and added transparent glazing. As well they have made the entrance a little more residential with the addition of wood panels. The other aspect was the courtyard which the Panel felt did not get enough light. Mr. Wansink noted that they have widened the courtyard and now catches more light.

Amber Paul, Landscape Architect, described the landscape plans and mentioned that the Willow Street Corridor is in line with what is in the VGH Master Plan. There is still a bit of a grade change at the entrance which they have softened with landscaping and have added some walls that can be used for seating. As well the evergreen planting has been changed to lawn for more useable space. The courtyard allows for patient programming with some opportunities for gardening, room for games and a water feature in the lower courtyard.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to simplify the material palette;
 - Design development to simplify the massing;
 - Consider another colour of glass for the spandrel other than black;
 - Consider adding more wood on the building in a more rational approach;
 - Consider finding ways to get more light into the inner courtyard;
 - Consider increasing the size of the labyrinth;
 - Design development to refine the Willow landscape at grade.

- **Related Commentary:** The Panel supported the proposal and thought there was much improvement since the rezoning review.

The Panel agreed that the massing and design solution was a workable scheme even on this tight site. They thought it fit well into its position on the campus even though it seemed a little tight on the site. They noted that the building needed to respond to multiple entrances and even though the massing seemed a little compressed was a pragmatic solution and functioned well. The Panel supported the projection into the Willow Pedestrian Corridor noting that it was a small intrusion.

The Panel thought there was a lot of confusion when it came to the variety and use of materials on the building especially as it relates to Heather Street. They suggested simplifying the number of materials as well as the detailing to help improve the expression. They wanted to see some clarity in the overall approach to the façade. Although appreciated by most of the Panel, they thought the zinc wasn't necessary the right material given the expense and that perhaps an accent colour could be used instead. Some Panel members thought the black spandrel was not appropriate on this building and suggested the applicant choose another colour. The Panel agreed that the wood was a humanizing material and the use at grade was supported but they thought that perhaps it could be used in other areas as well.

There was some concern with the inner courtyard as some members thought it was going to be oppressive. One Panel member suggested adding some programming to give the area of sense of tranquility. As well they wanted to see more light in the area. It was also mentioned that the labyrinth was too small considering there is not programming in the rest of the area. Several Panel members had concern with respect to the stairs and thought they were a little chunky and could be refined. As well it was suggested that the benches were in odd places including one at the top of the stairs and that perhaps another look at their placement should be considered.

- **Applicant's Response:** Mr. Wansink said he appreciated the comments and thought they were helpful.

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. West 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 1.7 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. Recommended Condition 1.7 also requires the Precinct's Transportation plan to address impacts of this closure on circulation. 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 1.3).

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)

The proposed facility is expected to be permanently staffed, with security services provided by VCHA as required. Staff are not seeking changes, but recommend that relevant building elements be noted on the drawings in Standard Condition A.1.3.

LANDSCAPE

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

HERITAGE PLANNING

The Willow Chest building is not on the Heritage Register. The building was reviewed as part of the Recent Landmarks Study but was determined to not be a candidate for addition to the Register. Heritage Staff do not have any further requirements.

ENVIRONMENTAL CONTAMINATION TEAM

The Environmental Review indicates that the issuance of either a Final Determination or a Certification of Compliance (CoC) from the Ministry of Environment will be required prior to the occupancy of this proposed project (Segal Centre). The instrument of approval must identify the project by metes and bounds. The issuance of this Development Permit will be subject the approval granted by the Ministry of Environment. Refer to Standard Condition A.3.4.

The recommendations of Environmental Contamination Team are contained in the prior-to conditions notes in Appendix A attached to this report.

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

Two site signs were placed and their installation verified on October 30, 2014. On October 30, 2014, 801 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. To date, three responses were received. Comments received from the notification are summarized below:

Timing: One respondent enquired about the timing of when Heather Commons would be delivered

Staff Response: While the application does not deliver the Heather Commons in its entirety, it does advance delivery by removing existing buildings along West 12th Avenue and freeing up open space and views, and by providing an interim landscaped area for public access. Staff feels that the space delivered is proportionate to the scope of this application.

Design Material: One neighbour has requested that transparent / glass panels to be installed instead of the solid metal panel for the security fence on the roof and the metal wall panel system for the western most stair landing area.

Staff Response:

Finish notes on the elevation drawings note the fence as a glass guard. However, some solid elements are clad in metal panel. Staff feels that the overall view impact, as shown in the view studies attached in Appendix G, is consistent with the preliminary application and will not create an undue impact on private views of the mountains enjoyed by high level residences to the south of 12th Avenue. Standard Condition A.1.2 recommends the consideration of further refinement, where feasible.

Landscaping: One respondent would like to see an open space be provided between the tall plants located in the roof garden.

Staff Response: Landscape condition A.1.23 requires that choice of plant and tree types located on the roof garden be limited to those species that, at maturity, are projected to grow no higher than the height of any architectural wall panels on the roof.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council. The Staff Committee supports the relaxation of the 12 m setback from the centre of the Willow Street Pedestrian Corridor.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of parking, loading and Class A bicycle parking. The Staff Committees supports the proposed relaxations considering the additional information requested and the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee

S. Black Architect AIBC
Senior Development Planner

for J. Bosnjak
Project Coordinator

Project Facilitator: M. So

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

A.1.1 the proposed form of development can and does become approved by City Council;

A.1.2 notation on the elevation drawings to specify the colour, finish, and material of each exterior element;

Note to Applicant: Annotated colour samples should be attached to the drawings. Rooftop enclosures should be of transparent materials wherever feasible. Consideration should be given to relocating opaque rooftop elements away from the building edges to provide more transparency.

A.1.3 notation on the plans and elevations of the building features intended to respond to CPTED principles;

Note to Applicant: Elevation drawings and details should include a preliminary lighting design to provide glare-free illumination around the site. Response should include a statement as to the risk anticipated around the publically accessible areas around the building, and measures intended to address them.

A.1.4 design development to provide more extensive continuous weather protection on the east elevation;

Note to Applicant: This can be addressed by a canopy extending out from the building at about 70% of its height above grade. For example, a canopy 3.05 m (10 ft.) high should be 2.1 m (7 ft.) wide, without gaps to the sky above.

A.1.5 provision of enlarged details for significant exterior features, especially those in or near to the public realm interface of the Willow Street alignment;

Note to Applicant: The specific recommendations of the precinct guidelines should be addressed in detail in the prior-to response, with reference to relevant drawings.

A.1.6 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;

A.1.7 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.8 written confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
 - adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
 - mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;
-

A.1.9 acknowledgement that this proposal exceeds the maximum Site Coverage and compliance will be forthcoming in the ultimate build out of the Master Plan;

A.1.10 indication of all various types of parking and loading spaces be provided;

Note to Applicant: All types of parking and loading spaces should be numbered, dimensioned and labeled on the drawings. The maneuvering aisle width should also be labeled.

A.1.11 provision of bicycle parking in accordance with the Parking By-law;

Note to Applicant: A minimum of 1 space for every 17 employees on a maximum work shift. Please note the number of employees in response letter and show where these spaces will be. As well, a total of 6 Class B Bicycle spaces at each entrance are required as noted in Section 6.2.2.2 of the Parking By-law.

A.1.12 submission of a revised the site plan clearly labeling the following:

- the actual setback of the building from the imaginary centre line of Willow Street; and
- a legend noting the grades. Clearly identify the existing and finished grades.

A.1.13 deletion of all references to the proposed signage, or notation on plans confirming that: “All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits”;

Note to Applicant: The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

A.1.14 written confirmation is to be submitted that the notification signs on the site have been removed;

Standard Landscape Conditions

PART A: Segal Project (including the immediate semi-public realm adjacent the building):

A.1.15 soft and hard surface landscape elements to be consistent with the VGH Master Plan and related policies/ guidelines;

Note to Applicant: In coordination with Engineering requirements, the intent of the public realm plan and to the extent of the current obligation for phased delivery of open space. 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 or other interventions that could compromise future implementation of the master plan. Consideration will be given to terracing within the planted area of the Willow Pedestrian corridor rather than a sloped surface.

A.1.16 clarification of timing and delivery for the easterly portion of the “new lawn” area, including a master plan walkway not shown on the submission;

Note to Applicant: The master plan requirement for the width of the lawn, as measured to the inside edge of the walkway banding, is about 12 m (40 ft.). Due to the existence of a functioning walkway located just beyond the east edge of the scope of work, it may not be practical to construct a permanent master plan walkway adjacent the existing walkway.

Coordination will be needed with the City and the Vancouver Health Authority to provide detailed intent and delivery of this portion of the master plan (and removal of existing walkway).

A.1.17 provision of trees within the eastern new lawn area;

Note to Applicant: Refer to master plan. This will require the addition of about eleven trees to the east edge of the new lawn area to be aligned with existing trees. There is a tree to be planted in the bench seat area near to the northwest corner of a wing of the Heather building. If future works, such as demolition related to the Heather Building, could injure the timing and future delivery of the tree and landscaping should be documented.

A.1.18 provision of a dimensioned and accurately labeled plan that portrays the proposed work with an overlay of the VGH master plan;

Note to Applicant: The plan should extend offsite and overlay (to scale) the master plan and differentiate all work to be provided within the scope of work of the Segal project from work to be provided with future projects on adjacent sites. Special attention should be paid to identify points of transition from temporary to permanent materials and/or layout. For example, there is a “jog” in the walkway at the south edge of the site that is not part of the master plan. The jog will need to be corrected at future phases. Avoid installing permanent master plan elements that may need to be removed.

A.1.19 improvement of the transition from “existing planting” to “new lawn” planting;

Note to Applicant: For a number of reasons, the master plan contemplated a mixture of lawn area and planted area separated and bordered by walkways and buildings. There is an established section of groundcover that was intended to be lawn on the master plan. The portion may be reverted back to lawn, provided the trees are not impacted. As an alternative, the planted area may be extended within the bordered area provided the choice of groundcover is appropriate and supports tree health or other programming needs. An arborist should be consulted and report on work proposed in tree root zones.

A.1.20 provision of additional dimensions on sheet L1.2;

Note to Applicant: To include all walkways, planter beds, granite edges, bench areas, stairways, retaining walls and setbacks to walls and walkways in front of building.

A.1.21 provision of a letter of assurance for arborist supervision;

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline any necessary points of construction where the arborist shall be contacted to attend the site. It must be signed by the arborist and the owner/contractor. Further comments may be outstanding.

A.1.22 consideration to providing an extensive green roof on the top level that is indicated as unplanted;

Note to Applicant: Intent is to improve the overlook from nearby taller buildings and improve the sustainable design of the exterior.

- A.1.23 choice of plant and tree types located on the roof garden be limited to those species that, at maturity, are projected to grow no higher than the height of any architectural wall panels on the roof;

PART B: Master Plan elements (Willow Corridor and Heather Commons): (obligations, phasing and delivery in review and not finalised).

- A.1.24 design development to the proposed phase of the Heather Commons 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 0.6m (2 ft.) square concrete or hydra pressed 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 West 11th Avenue corridor).

- A.1.25 provision of additional documents with regard to proposed Heather Commons open space phasing, as follows:

- 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 Commons, including the curb edge along West 12th Avenue, curb edge along Heather St., east of the old power plant and to the edges approximating the future Heather Pavilion.

- detailed “phased” plan(s) that places the proposed phased portions of the Willow Corridor, Heather Commons and West 12th Ave. street design into the future master plan, including best approximation of dates for future demolition and master plan work;
- large scale plan(s) detailing the proposed green space (area #16, after Health Centre demo) in the context of the future Heather Commons 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;

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

- a minimum of eight cross sections (north-south, east-west) to the outer edges of the future Heather Commons, including West 12th Avenue, Heather St., east of the old power plant and to the edges approximating the future Heather Pavilion.
-

A.1.26 design development and documentation to the Willow Street corridor, to:

- ensure that benches, lighting and hard surface details are consistent with the master plan and the as-built portions adjacent the Blusson building;
- clarify details for standard benches and upstand LED lighting, in plan and elevation;

Note to Applicant: Provide details in compliance to the brand and standards specified by Engineering Services.

- clarification of the note on sheet L-1, “grades to be lowered inside dashed line”;
- provide large scale cross sections in the north-south and east-west directions;
- indicate spot elevations (existing, proposed, top/bottom wall, soft surface areas, walkways, stairs);
- 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 Corridor provided it is copied from existing special paving and high quality custom benching in the immediate context.

A.1.27 clarification in writing and illustrated on the appropriate plans of those elements that are permanent and those that are temporary;

A.1.28 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.1.29 provision of a detailed design rationale and written phasing details.

A.2 Standard Engineering Conditions

A.2.1 Provision of improvements to support access from bike routes to the Public Bike Share including a 2.5 m (8.2 ft.) asphalt bike path and curb ramps;

Note to Applicant: Preference will be given to locating the Public Bike Share as close to the City bike routes as possible. Ramps and paths will be required to facilitate cyclists access to-and-from the Public Bike Share

A.2.2 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for a Right of Way for the provision of space to accommodate a Public Bike Share (PBS) Station;

- Size: At minimum, a station at 25 m x 4 m (82 ft. x 13 ft.) should be accommodated. The physical station with docked bicycles is 2m wide and has a required bicycle maneuvering zone of 2 m (6.6 ft.) for a total width of 4 m (13 ft.).
-

- Location: The station should be located on private property while still clearly visible to the public with 24/7 public access. The section of the Willow Street Pedestrian Corridor between the Blusson and Heather Pavilion near West 10th Avenue at Willow St has been identified as the preferred location. Should another location be desired, the applicant is to submit supporting rationale to the satisfaction of the General Manager of Engineering Services and Director of Planning prior to construction of the Pedestrian Corridor.
- Surface treatment: A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.
- Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
- Sun exposure: No vertical obstructions to maximize sun exposure as station operate on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
- Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the on-going supply and cost of electricity to the PBS station.

A.2.3 provide a revised sidewalk detail indicating saw cut control joints to replace MF137-F-2 on drawing L 3.3 to indicate saw cut control joints to replace trowelled joints;

Note to Applicant: Provide legible details for all drawings taken directly from the City of Vancouver Street Restoration Manuel.

A.2.4 provision of refuge space on either side of all double bench placements within the new lawn area;

Note to Applicant: Refuge space is shown for the benches at the top of the stairs and should be large enough to accommodate either one stroller or one wheelchair at either end.

A.2.5 provision of a wider and improved pedestrian environment along the south side of the building;

Note to Applicant: The E-W sidewalk along the south side of the building is 2.3 m (7.5 ft.) wide at the top of the N-S stairs. Along the building edge, the width ranges from 1.9 to 2.2 m (6.2 to 7.2 ft.) and with door swing encroachments, special curb treatments, and vehicles parking beyond the stall edge, the usable sidewalk width is reduced to 1.2 m (3.94 ft.). As there is a high probability of people in wheelchairs or walkers on the VGH campus, Engineering seeks to maintain the 2.3 m (7.5 ft.) width along the building edge to achieve a minimum 1.8 m (6 ft.) of usable space for the pedestrian realm which would provide enough space for 2 wheelchairs to pass. Consider removing the 2 parking spaces shown on the south side of the maneuvering aisle and shifting the disability spaces further south to achieve a wider sidewalk width.

A.2.6 provision of modifications to the satisfaction of the General Manager of Engineering Services to facilitate Class C truck access through the site without excessive maneuvering;

Note to Applicant: The truck path shown on drawing AS-03 drives over the sidewalk on the south side of the marked crosswalk and adjustments may be required. Confirm a pedestrian drop ramp is being provided on the south side of the marked crosswalk as drawing L 1.1 does not show one.

- A.2.7 provision of an improved plan showing the required Class A bicycle spaces for the Segal Family Centre in the Laundry Building and note the spaces on the plans;
- A.2.8 provision of a bicycle wheel ramp for the N-S and E-W stairs from the parking area and bicycle path to the level 1 main entrance;
- A.2.9 provision of design elevations within the parking area on drawing A100 to calculate slope and cross fall; and

Note to Applicant: The maximum slope and cross fall is 5%.

- A.2.10 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. 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:

- A.3.1 Submission of a Certificate of Compliance (CoC) to indicate that remediation of the environmental media was to the applicable land use or a negative Final Determination to state that the land is not contaminated for the applicable land use;

Note to Applicant: Since the legal description is for one parcel, the development will require to be identified by metes and bounds.

- A.3.2 confirmation is required clarifying Ministry of Environment release for the Development Applications;
- A.3.3 arrangements to the satisfaction of Environmental Contamination team and the Director Legal Services that the Remediation Agreement to be signed and registered at the Land Title Office; and

Note to Applicant: There is an existing remediation agreement with the VGH precinct.

- A.3.4 submission of a copy of the report submitted into the Ministry of Environment clearly identifying the schematic of the project site has been surveyed by the metes and bound.
-

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 December 17, 2014. 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 and 2.0 have not been complied with on or before **July 27, 2015**, 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

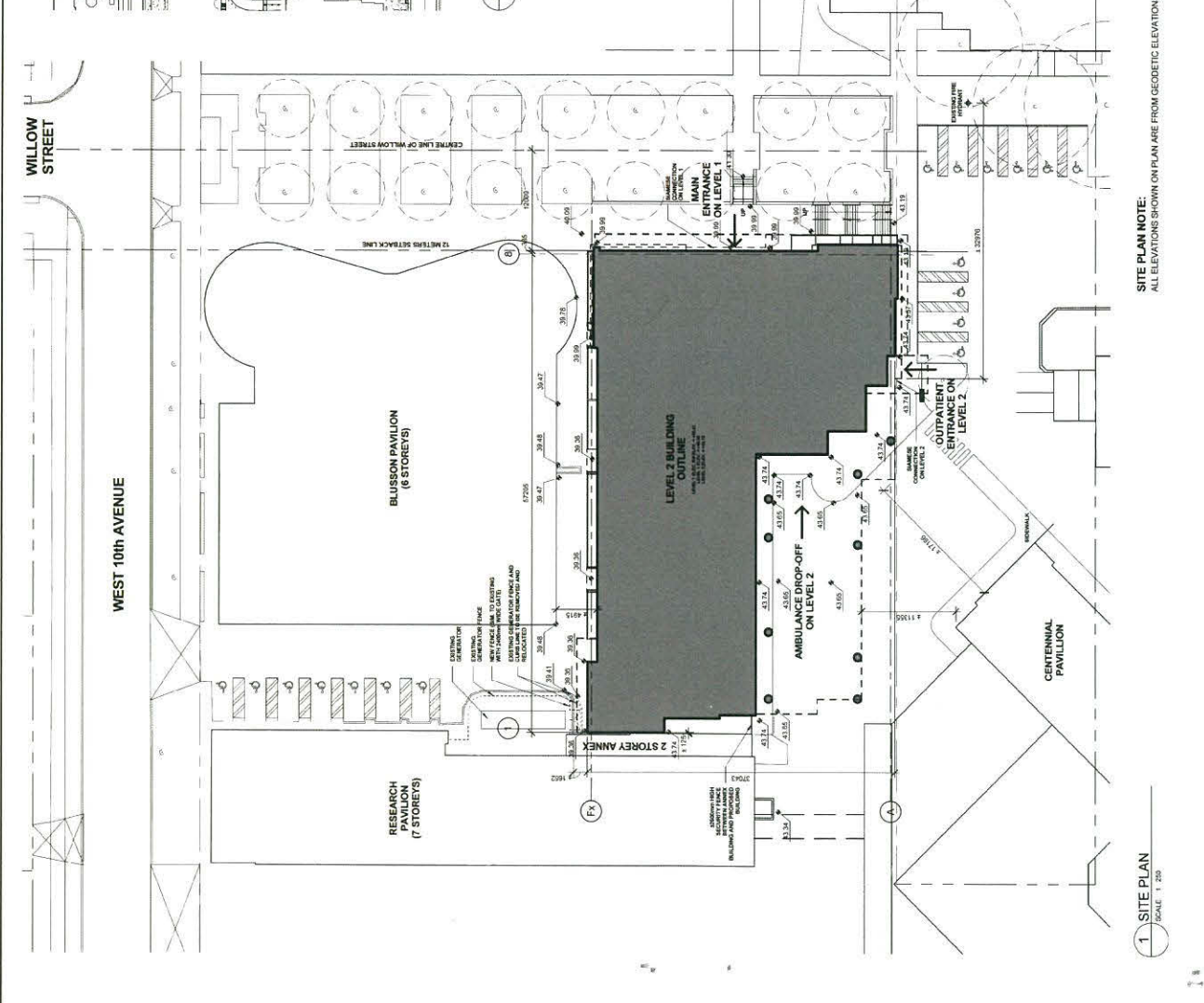
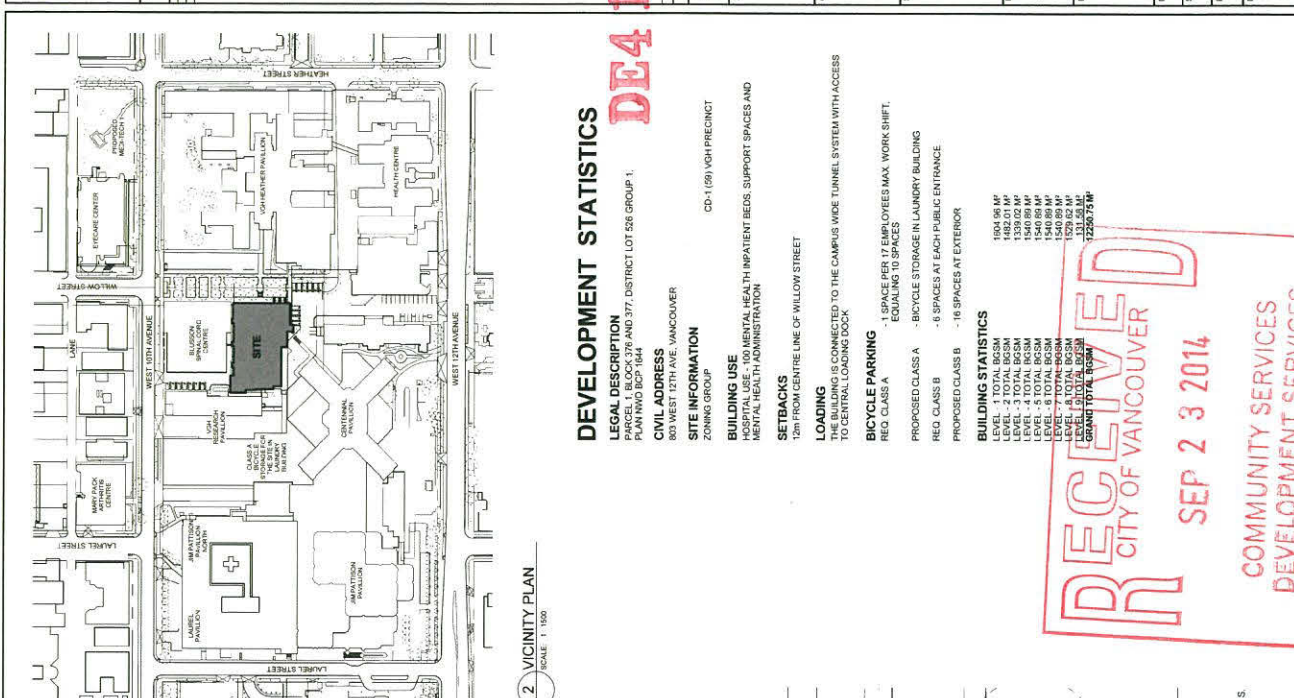
The following comments are for the building itself and are based on the preliminary drawings prepared by Parkin Architects dated September 22, 2014 and submitted for development permit application. This is a preliminary review in order to identify issues that do not comply with the Vancouver Building Bylaw (VBL) and includes a review of Subsection 3.2.5. "Provisions for Firefighting".

1. The building is considered to be 9 storeys due to the large elevator lobby on the service level.
2. A fire access route is required between 10th Avenue and/or 12th Avenue and the main entrance to the building. The fire access must comply with the requirements of 3.2.5.4 through 3.2.5.6., including the minimum clear width and overhead clearance requirements. The design of the fire access route should be discussed with Vancouver Fire and Rescue Services.
3. Building safety facilities such as central alarm and control facility, firefighter's elevator and stairs equipped with standpipe connections shall be coordinated with the location of the firefighter's entrance.
4. The principal entrance must be within 15 m of the fire access route.
5. The building face must be between 3 m and 15 m from the fire access route.
6. 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.
7. Spatial separation on the north, east, and south elevations may not comply with the requirements of Subsection 3.2.3. The existing buildings being exposed may require upgrading.
8. The building construction is required to be noncombustible. Combustible elements including cladding and soffits must comply with the requirements of Subsection 3.1.5.
9. The high building requirements of Subsection 3.2.6. apply to the building. The connected buildings provisions of 3.2.6.3.(1) are applicable.
10. Interconnected floor spaces must comply with Subsection 3.2.8.
11. Horizontal exiting from this building to adjacent buildings will not be permitted.
12. Dead-end corridors are not permitted in a care and detention occupancy.

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

Written confirmation that the applicant has read and 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.

Applications for building permit made on or after January 1, 2015 must comply with the requirements of Vancouver Building Bylaw #10908, available at <http://former.vancouver.ca/ctyclerk/cclerk/20140401/documents/bylaw18-19.pdf>.

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NO.	REVISION	DATE
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2	REVISION 2 - REVISED DESIGN	08/01/2014

DRAWING STATUS

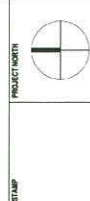
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APPROVED	DATE

REVISIONS

Revisions should be noted in the margin of the drawing. Revisions should be made in the margin of the drawing. Revisions should be made in the margin of the drawing.



CONSULTANT



PROJECT
JOSEPH & ROSALIE SEGAL FAMILY
HEALTH CENTRE
VANCOUVER GENERAL HOSPITAL

DRAWING TITLE

TRAFFIC STUDY

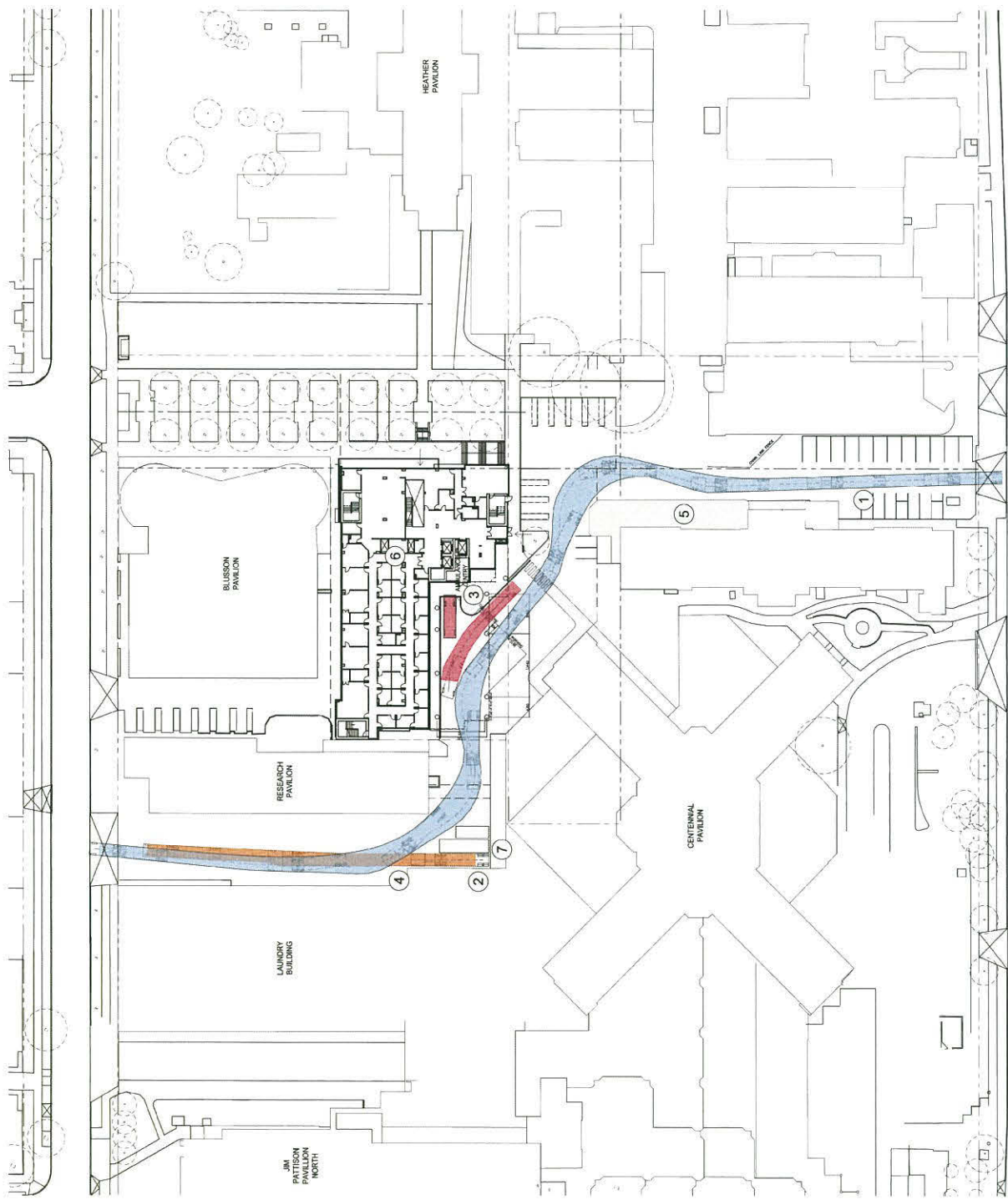
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PROJECT NO.	1328W	

DRAWING NO.	AS-03
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KEY REFERENCE

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- ONE CLASS B VEHICLE, ONE CLASS B VEHICLE, AND ONE CLASS A CLASS C TRUCK TRANSFORMS THE SITE FROM INLAND TO WEST ON AVE THROUGH THE PROJECT SITE AFTER PROJECT COMPLETION.
- CLASS C TRUCK TRANSFORMS THE SITE FROM INLAND TO WEST ON AVE THROUGH THE PROJECT SITE AFTER PROJECT COMPLETION.
- CONTRIBUTED ACCESS TO THE LOADING DOCK ON THE NORTH SIDE OF THE CENTRAL PAVILION TRANSFORMS THE SITE FROM INLAND TO WEST ON AVE THROUGH THE PROJECT SITE AFTER PROJECT COMPLETION.
- TRUCK TRAILING TRANSFORMS THE SITE FROM INLAND TO WEST ON AVE THROUGH THE PROJECT SITE AFTER PROJECT COMPLETION.
- JURISDICTION COMPLETED FACILITY
- CENTRAL PAVILION LOADING DOCK

IMAGE: INDICATIVE SCHEME



[illegible]

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DRAWING STATUS

NO.	1	REVISION	REVISED	DATE	BY

REVISIONS

1. Description of revision, including a reference to the drawing number and the revision number. The revision number should be in the format: R1, R2, R3, etc.

ARCHITECT

PARKIN
ARCHITECTS

CONSULTANT

PROJECT

JOSEPH & ROSALEE SEGAL FAMILY
HEALTH CENTRE PROJECT AT
VANCOUVER GENERAL HOSPITAL

DRAWING TITLE

SECOND FLOOR PLAN

DRAWN

SALE & JACOB

CHECKED

PW

DATE

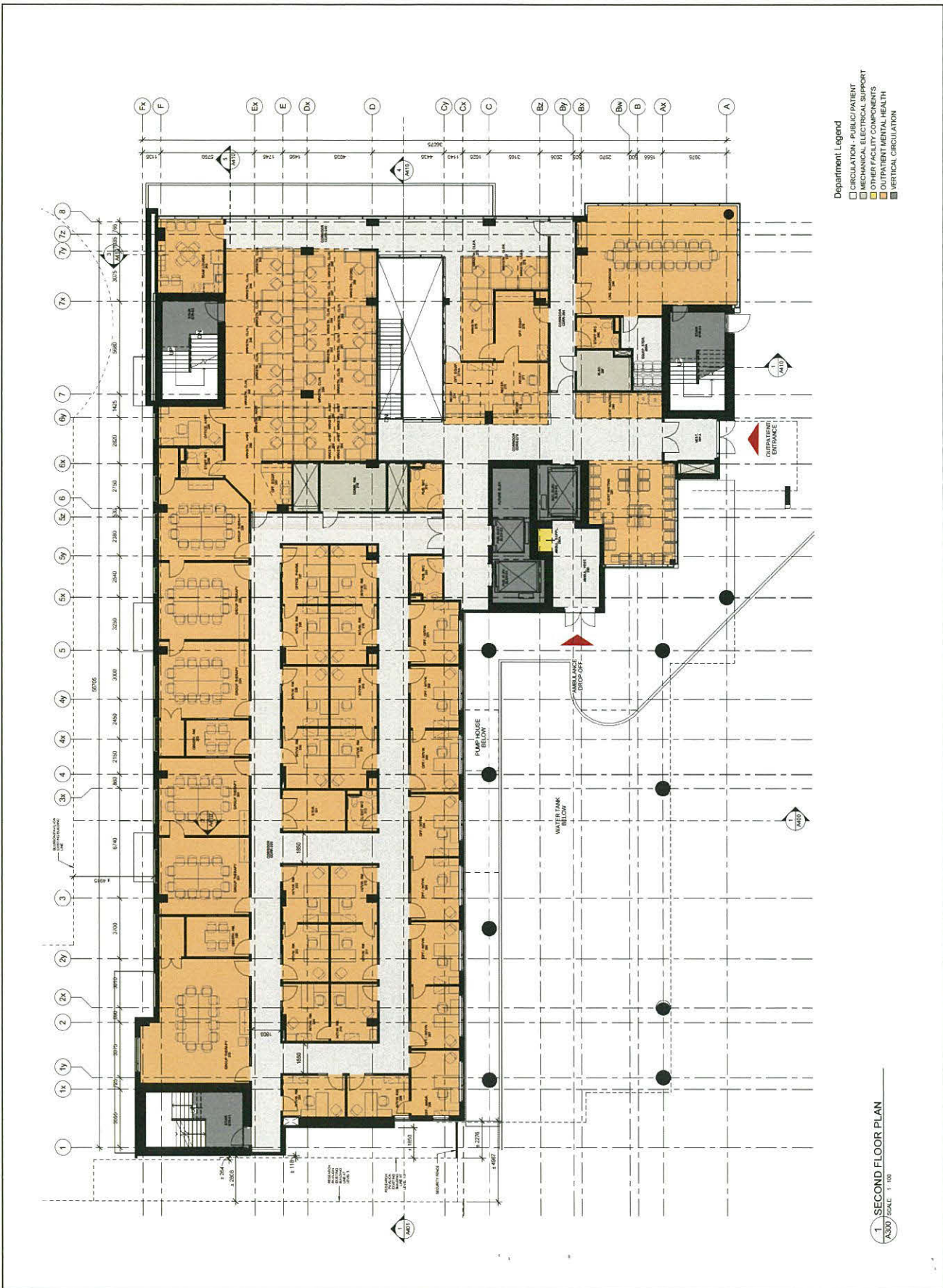
07/22/2014

PROJECT NO.

1328W

DRAWING NO.

A102C



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DRAWING TITLE

1. FOURTH FLOOR PLAN

1:100

1328W

PROJECT

JOSEPH & ROSALIE SEGAL FAMILY HEALTH CENTRE PROJECT AT VANCOUVER GENERAL HOSPITAL

ARCHITECT

PARKIN CONSULTANTS

CONSULTANT

PROJECT NORTH

FOURTH FLOOR PLAN

SCALE

1:100

DATE

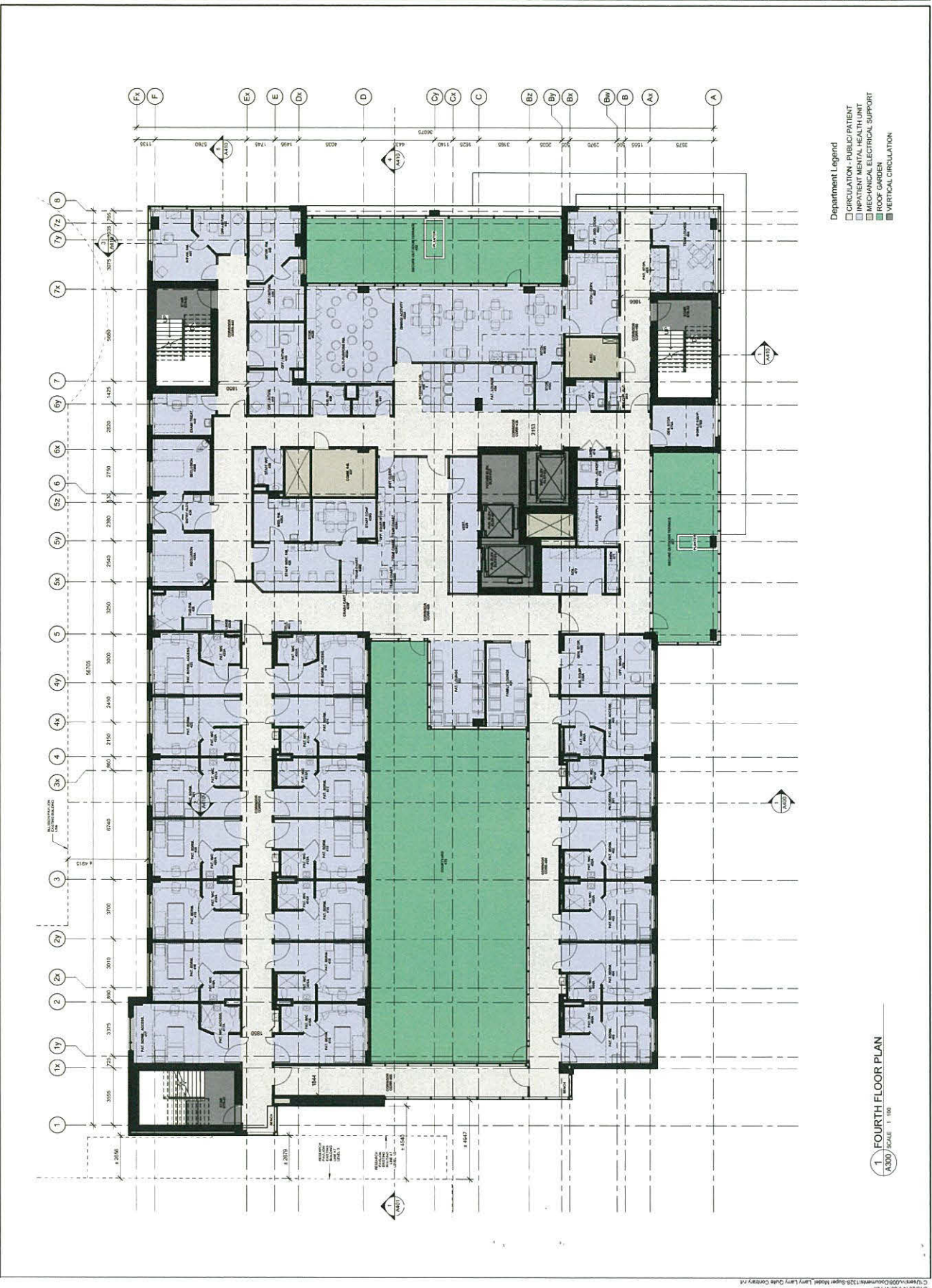
06/22/14

PROJECT NO.

1328W

DRAWING NO.

A104C



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DRAWING STATUS

NO.	1	DATE	10/05/2014
BY	10/05/2014	CHKD	10/05/2014

REVISIONS

NO.	1	DATE	10/05/2014
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PROJECT

PARKIN CONSULTANT

ARCHITECT

PROJECT NORTH

PROJECT NAME

JOSEPH & ROSALIE SECAL FAMILY HEALTH CENTRE PROJECT AT VANCOUVER GENERAL HOSPITAL

DRAWING TITLE

FIFTH FLOOR PLAN

DRAWN

SCALE 8 A3000 1:100

CHECKED

DATE

PROJECT NO.

1328W

DRAWING NO.

A105C



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DATE: 09/22/14
DRAWN: J. LEE
CHECKED: J. LEE
SCALE: 1/8" = 1'-0"

REVISIONS

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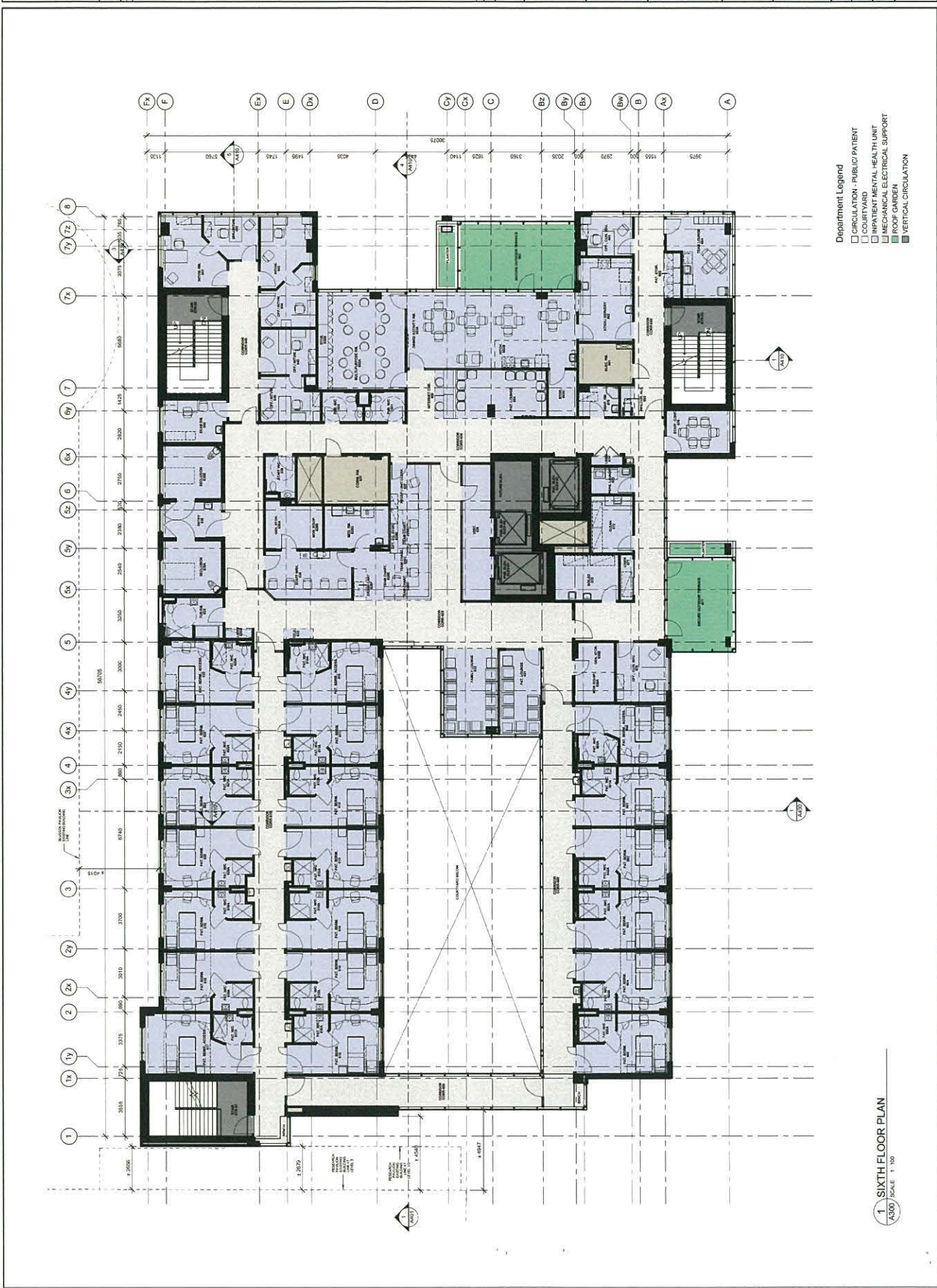
ARCHITECT: PARKIN
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CONSULTANT: [Blank]

PROJECT NORTH

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PROJECT NO.: 1328W
DRAWING NO.: A106C



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DRAWING STATUS

NO.	DATE	DESCRIPTION
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2	2014.07.15	ISSUED FOR ITP

REVISIONS

NO.	DATE	DESCRIPTION
1	2014.07.15	ISSUED FOR ITP
2	2014.07.15	ISSUED FOR ITP

ARCHITECT

PARKIN
ARCHITECTS

CONSULTANT

PROJECT

JOSEPH & ROSALIE SEGAL FAMILY
HEALTH CENTRE PROJECT AT
VANCOUVER GENERAL HOSPITAL

DRAWING TITLE

SEVENTH FLOOR PLAN

DRAWING NO.

A107C

PROJECT NO.

1328W

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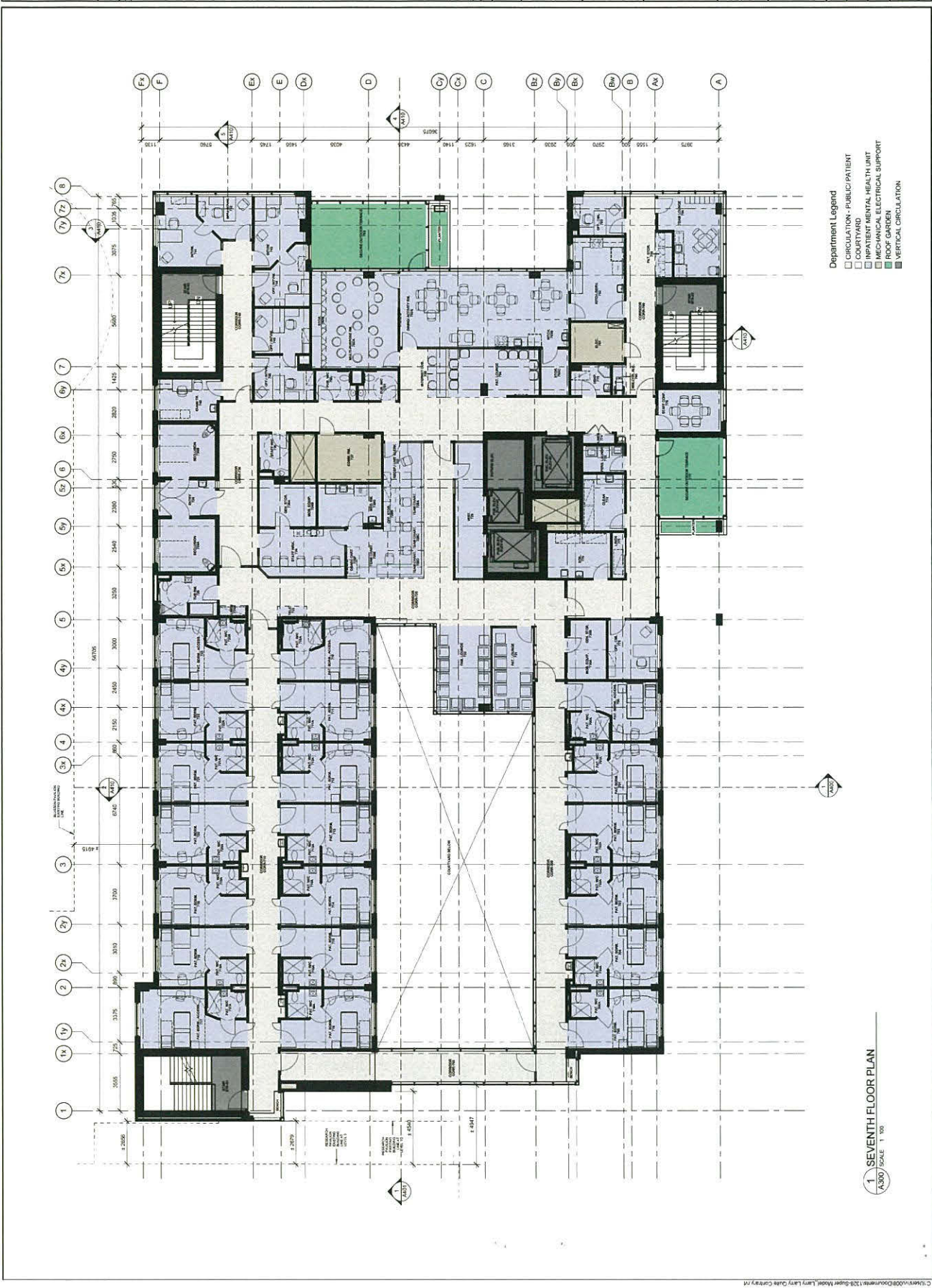
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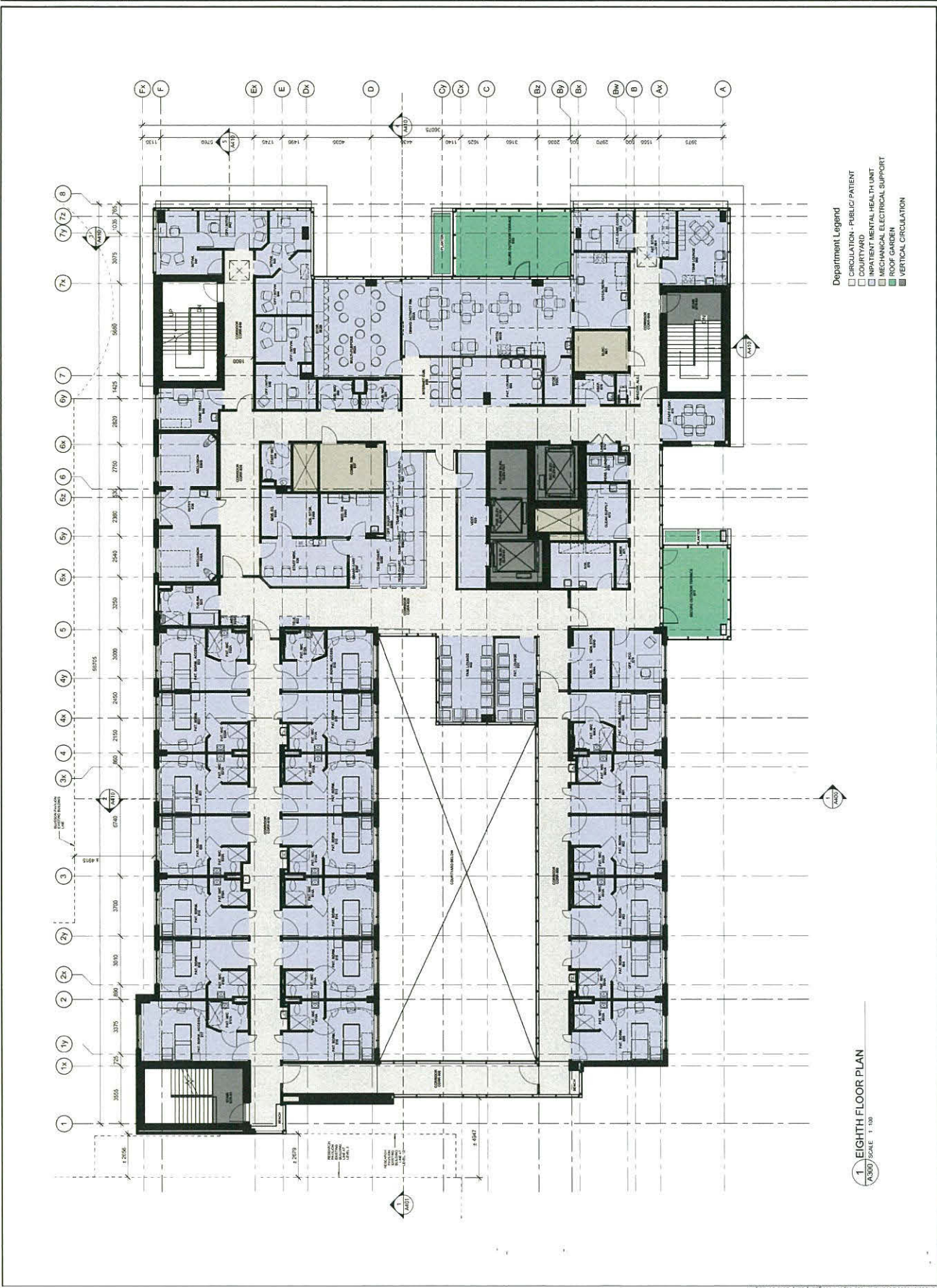
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1328W

DRAWING NO.

A107C





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DRAWING STATUS

NO.	1	DATE	10/22/2014
BY	10/22/2014	DESIGNED	10/22/2014

REVISIONS

NO.	1	DATE	10/22/2014
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PROJECT

JOSEPH & ROSALE SEGAL FAMILY
HEALTH CENTRE PROJECT AT
VANCOUVER GENERAL HOSPITAL

DRAWING TITLE

NINTH FLOOR PLAN

DRAWN

SCALE: 1/8" = 1'-0"

CHECKED

DATE: 10/22/2014

PROJECT NO.

1328W

DRAWING NO.

A109C

PROJECT

JOSEPH & ROSALE SEGAL FAMILY
HEALTH CENTRE PROJECT AT
VANCOUVER GENERAL HOSPITAL

DRAWING TITLE

NINTH FLOOR PLAN

DRAWN

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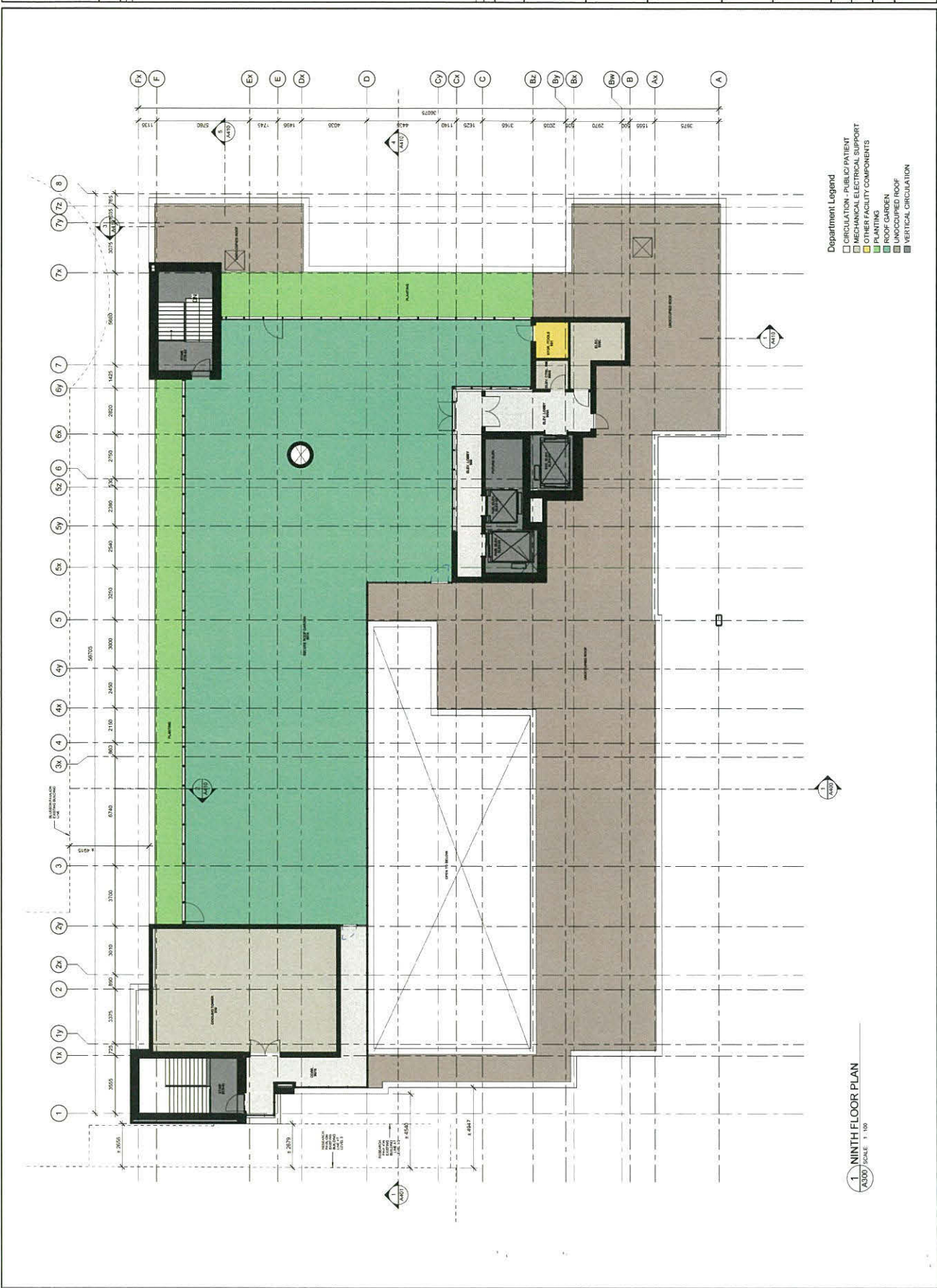
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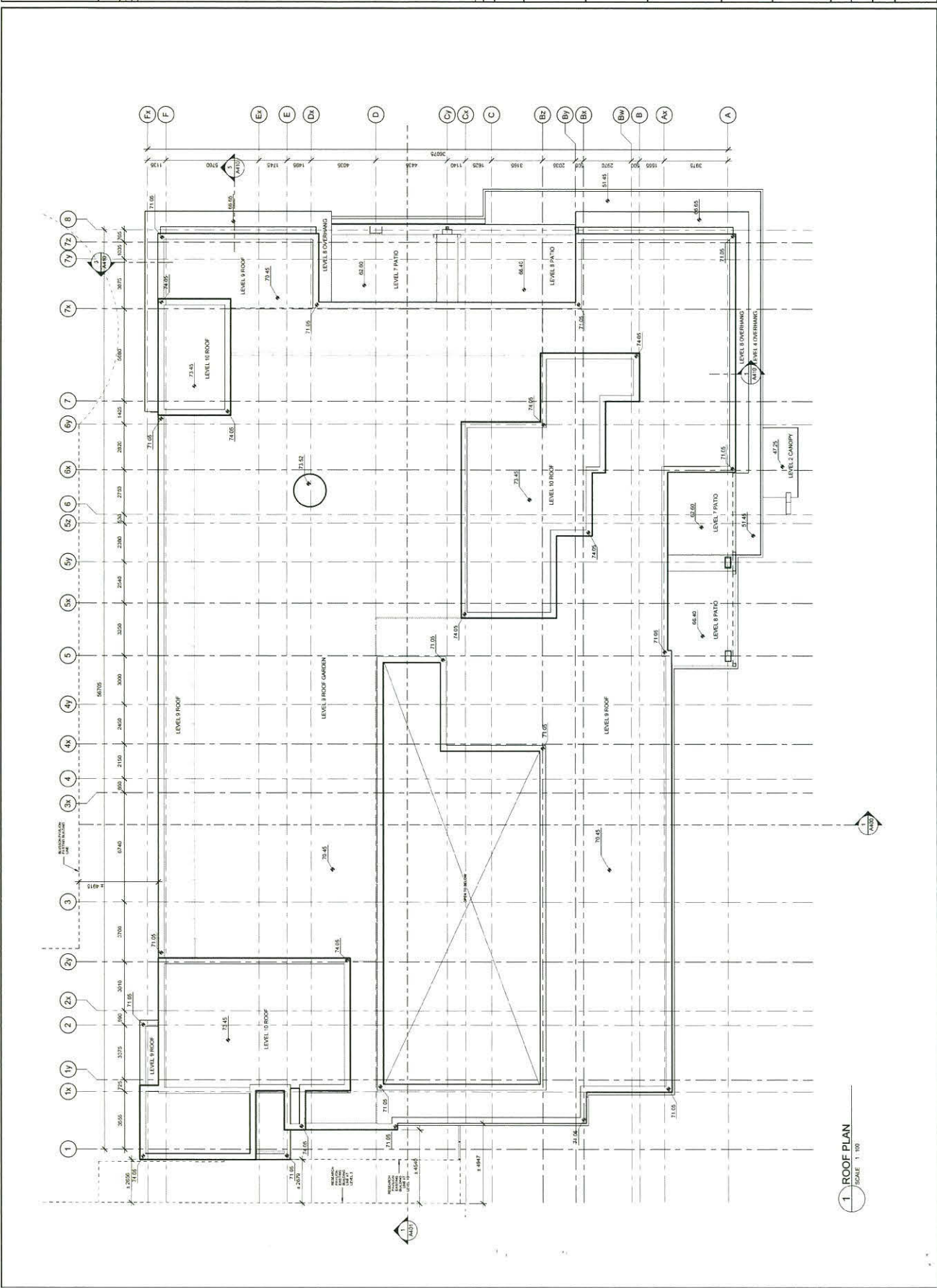
PROJECT NO.

1328W

DRAWING NO.

A109C





1 ROOF PLAN
SCALE 1/8" = 1'-0"



BUILDING ENVELOPE DRAWINGS
EAST ELEVATION
SCALE: 1:100

A-30

MATERIAL LEGEND

Mid Wall Panel	Composite Wall Panel 2	Composite Wall Panel 4	Exterior Grade Wood Composite Panel	Cladding
Composite Wall Panel 1	Composite Wall Panel 3	Zinc Wall Panel	Concrete base	Spandrel Glass 1

42.7m max mechanical penthouse height (above grade)

38.4m max height (above grade)



EXTERIOR WALL TYPES		
W1	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W2	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W3	PAINTED FORMED CONCRETE WALL	
W4	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W5	2" ALUM. PANEL - 4" STIFFEN 2" INS. POLYURETHANE (R-11) 2" INS. POLYURETHANE (R-11) 1" CONCRETE (R-8) 1" CONCRETE (R-8) 1" CONCRETE (R-8)	
W6	2" ALUM. PANEL - 4" STIFFEN 2" INS. POLYURETHANE (R-11) 2" INS. POLYURETHANE (R-11) 1" CONCRETE (R-8) 1" CONCRETE (R-8) 1" CONCRETE (R-8)	
W7	EXTERIOR GRADE AND COMPOSITE 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W8	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W9	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W10	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W11	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W12	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W13	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W14	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W15	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W16	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	
W17	ALUM. COMPOSITE PANEL SYSTEM (1) 75-100 POLYURETHANE APPROXIMATE R-VALUE 1.5 TO 2.0 (SEE NOTES) 1.5 TO 2.0	

SCALE 1:25

THE REVIEW OF THIS DRAWING IS TO PROVIDE GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR REVISIONS DURING THE FINAL DESIGN

Joseph and Rosalie Segal Family Health Centre
Vancouver, BC
September 22, 2014

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BUILDING ENVELOPE DRAWINGS
SOUTH ELEVATION
SCALE: 1:100

A-31

MATERIAL LEGEND

Composite Wall Panel 1	Composite Wall Panel 2	Composite Wall Panel 3	Composite Wall Panel 4	Exterior Glass Wall	Composite Panel	Cladding	Signified Glass 1
Composite Wall Panel 1	Composite Wall Panel 2	Composite Wall Panel 3	Composite Wall Panel 4	Exterior Glass Wall	Composite Panel	Cladding	Signified Glass 1

42.7m max mechanical penthouse height (above grade)

38.4m max height (above grade)



W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17
ALUM. COMPOSITE PANEL SYSTEM (1) 2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	ALUM. COMPOSITE PANEL SYSTEM (1) 2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	PAINTED CONCRETE WALL	ALUM. COMPOSITE PANEL SYSTEM (1) 2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE	2. 302 POLYURETHANE 3. 40/50/50 BARRIER 4. 15.00 POLYURETHANE 5. 15.00 POLYURETHANE 6. 15.00 POLYURETHANE

SCALE 1:25

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Vancouver, BC
September 22, 2014

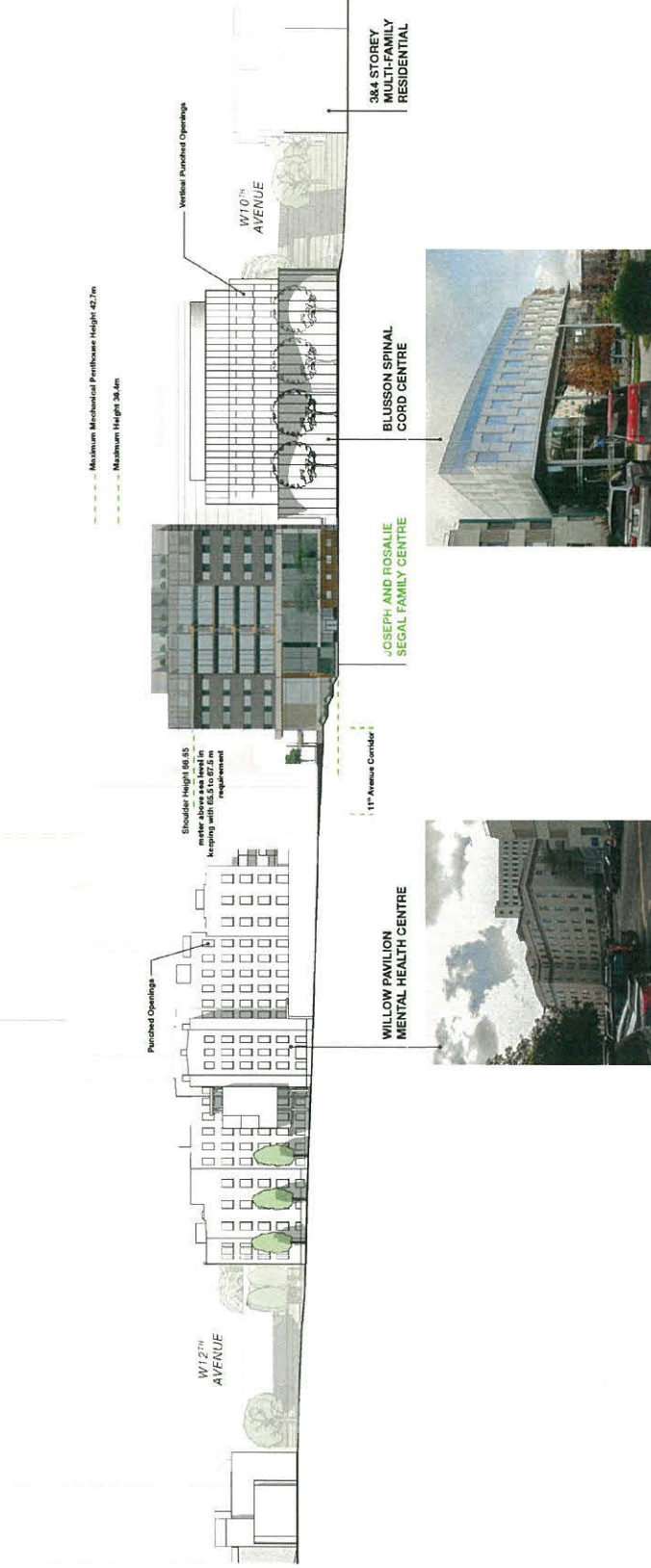
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NORTH ELEVATION
SCALE: 1:100

A-33

WILLOW STREETSCAPE ELEVATION WEST



WILLOW STREETSCAPE ELEVATION LOOKING WEST (REFERENCE PAGE A28 OF INDICATIVE DESIGN)

THE INTENT OF THIS DRAWING IS TO PROVIDE GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE REVISIONS DURING THE FINAL DESIGN

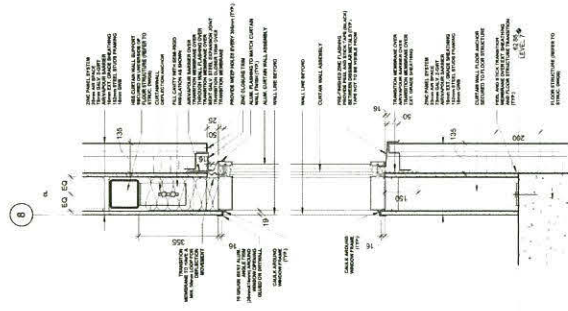
BUILDING ELEVATIONS
WILLOW STREETSCAPE LOOKING WEST
SCALE: 1:100

Joseph and Rosalie Segal Family Health Centre
Vancouver, BC
September 22, 2014

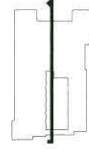
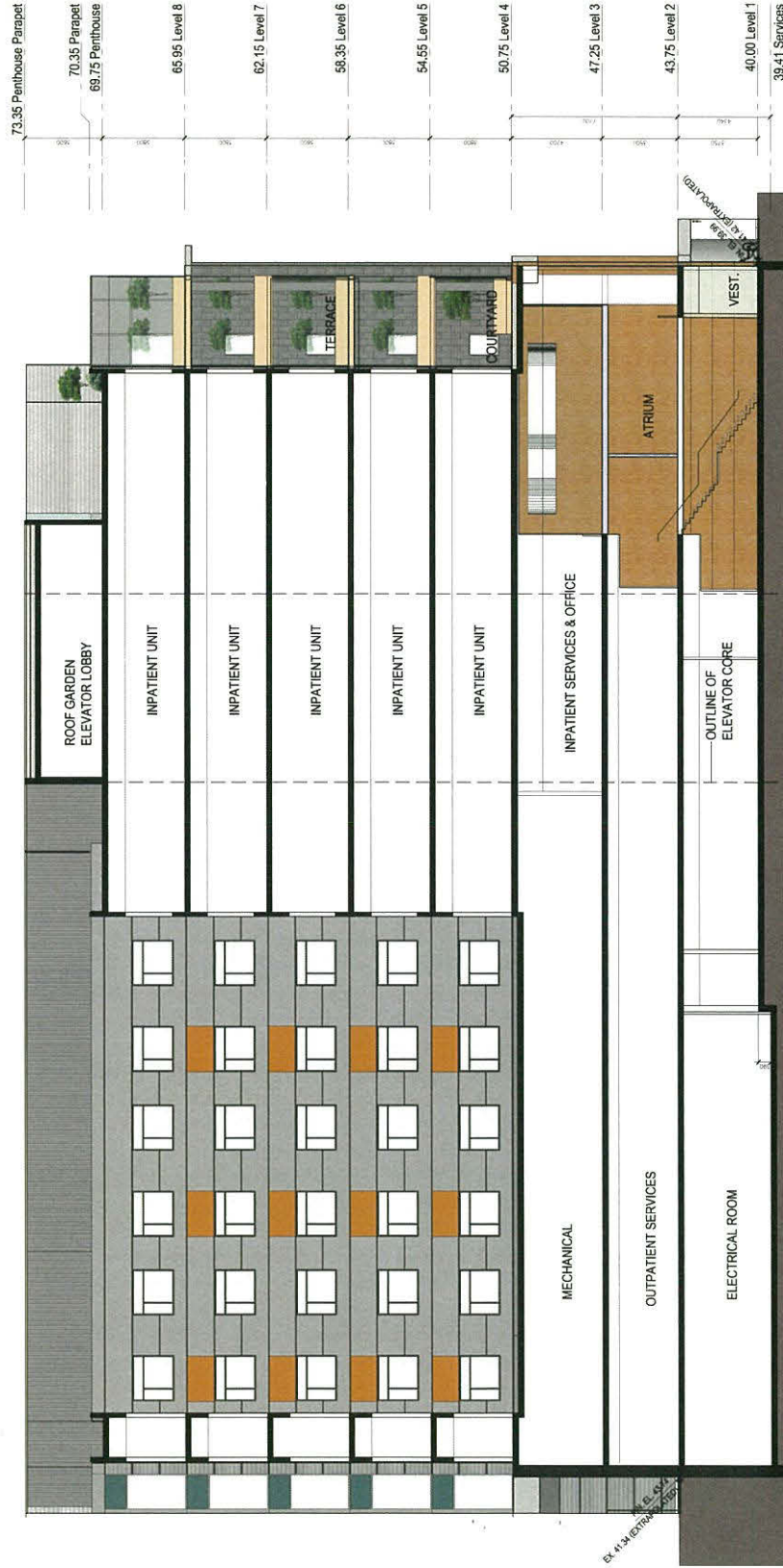
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A-34



TYP. WINDOW SECTION



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A-60

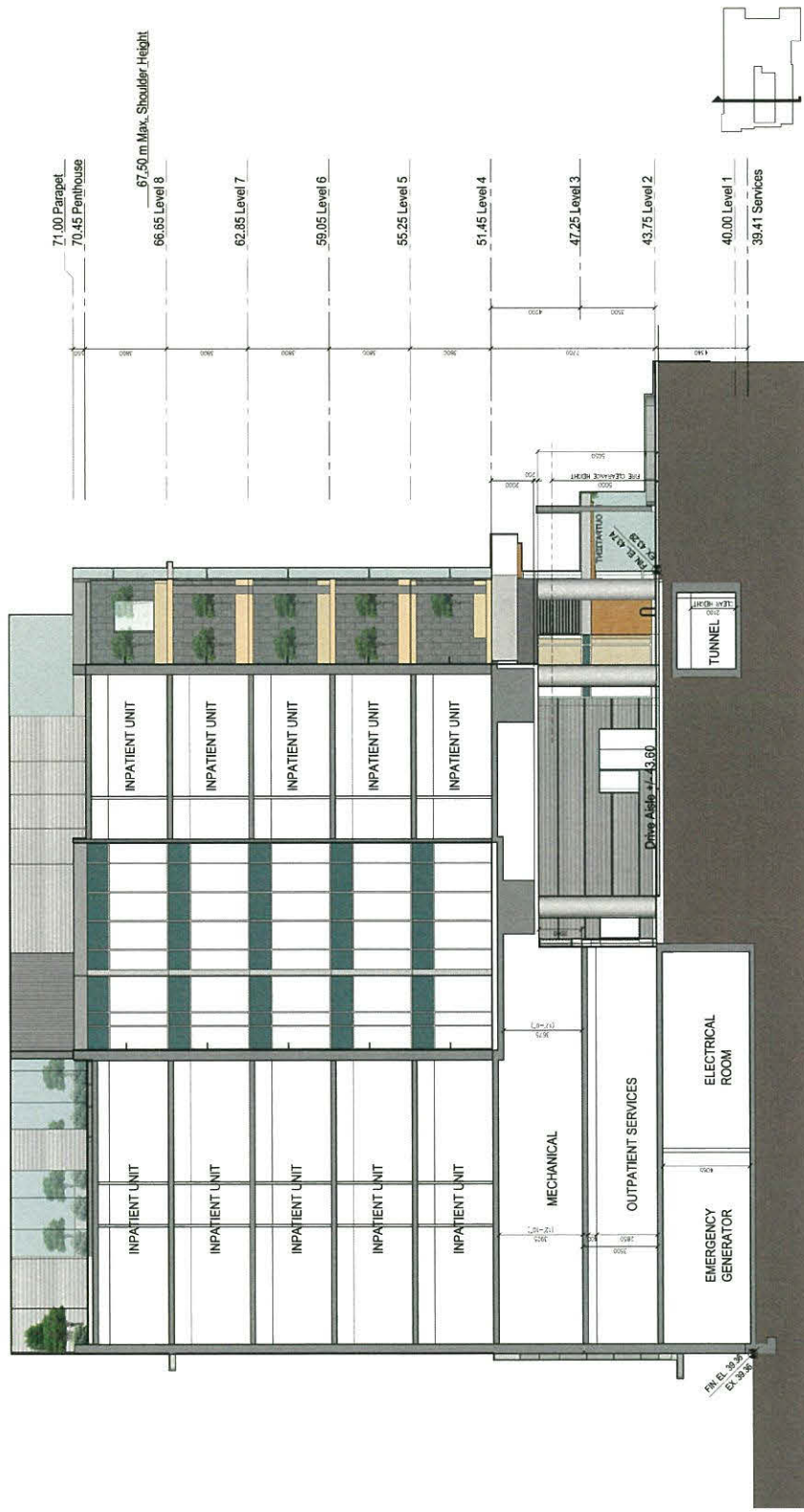
BUILDING SECTION B-B

SCALE: 1:100

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Vancouver, BC
September 22, 2014

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PERSPECTIVE (SOUTH EAST CORNER)



PERSPECTIVE (NORTH EAST CORNER)

THE CONTENT OF THIS DRAWING
IS TO PROVIDE GENERAL
INFORMATION ONLY AND IS
NOT TO BE USED FOR
CONSTRUCTION OR FOR
REVISIONS DURING THE FINAL
DESIGN



PERSPECTIVE (BOARDROOM)



PERSPECTIVE (SOUTH ELEVATION)



MAIN ENTRANCE



OUTPATIENT ENTRANCE

THE INTENT OF THIS DRAWING IS TO PROVIDE GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. REVISIONS DURING THE FINAL DESIGN.

A-R3

PERSPECTIVE THREE

SCALE: NTS

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PERSPECTIVE (SOUTH EAST CORNER AT PEDESTRIAN LEVEL)

THE INTENT OF THIS DRAWING
IS TO PROVIDE A VISUAL
REPRESENTATION OF THE
PROPOSED DEVELOPMENT.
IT IS NOT A CONTRACT DOCUMENT
AND DOES NOT REPRESENT
THE FINAL DESIGN.

A-R4

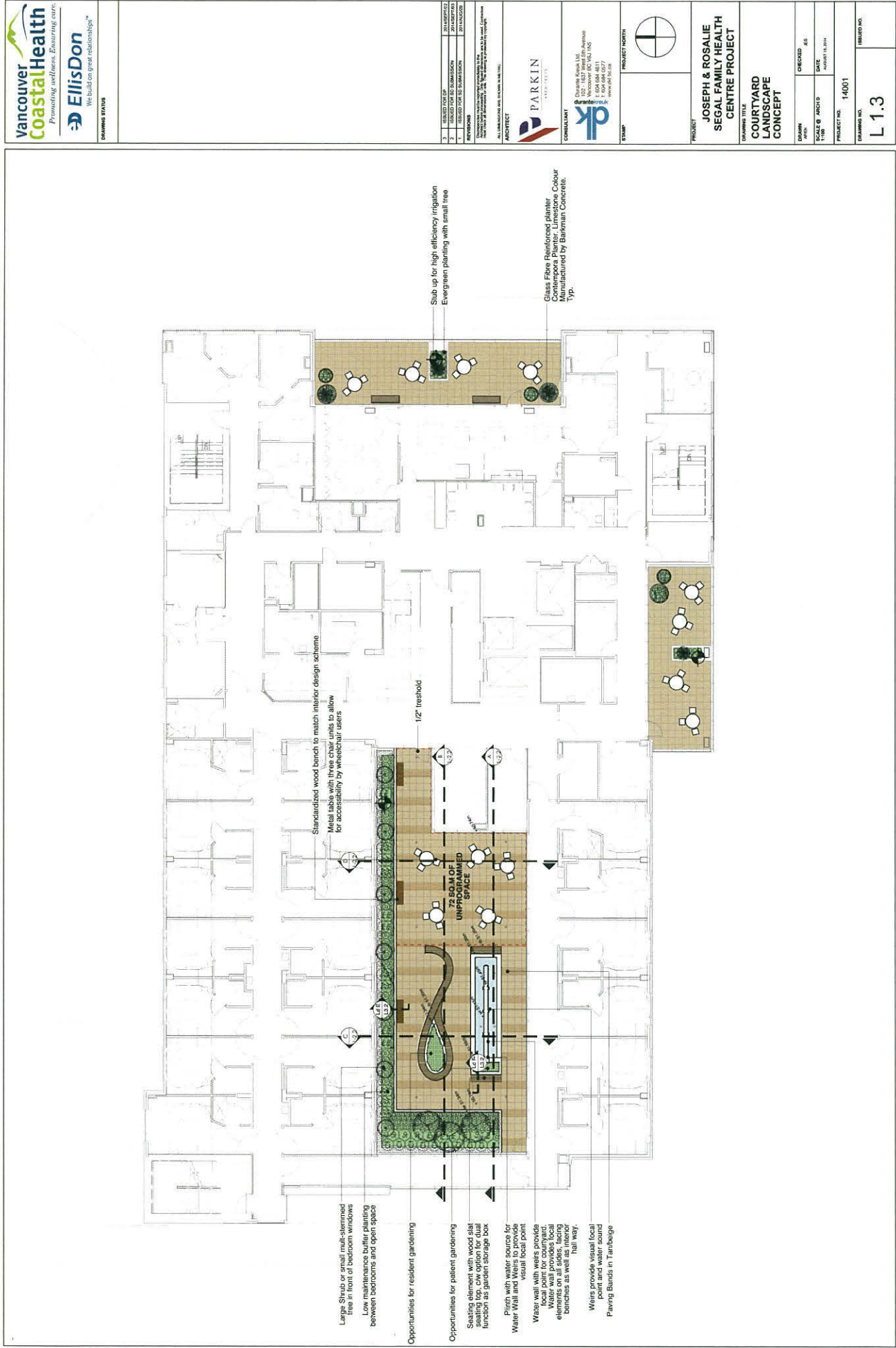
PERSPECTIVE FOUR

SCALE: NTS

Joseph and Rosalie Segal Family Health Centre
Vancouver, BC
September 22, 2014







1

1	DESIGN FOR ID	REVISIONS
2	ID SUPPLEMENTARY DIMENSION	REVISIONS
3	DESIGN FOR ID DIMENSION	REVISIONS

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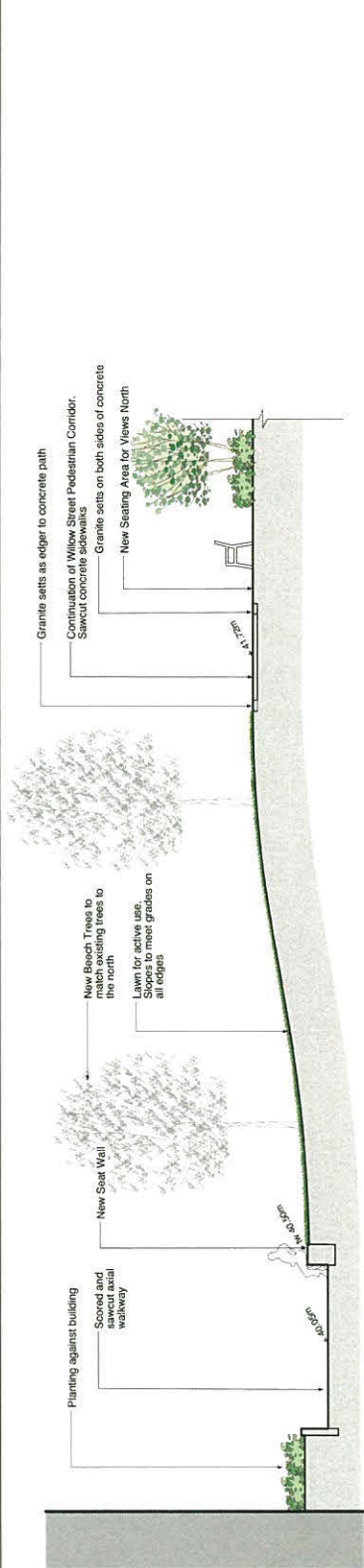
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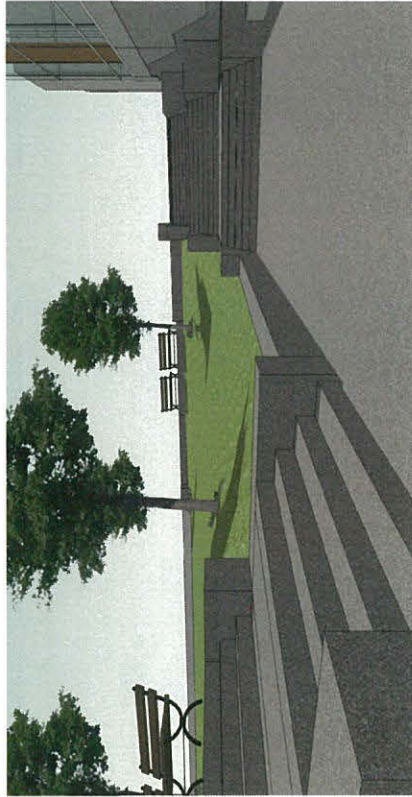
REVISIONS

REVISIONS



SECTION G: PEDESTRIAN WALKWAY

SCALE 1:20





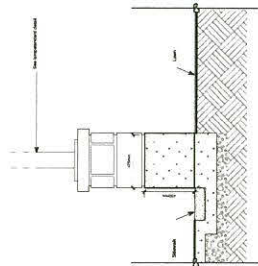
LANDSCAPE RENDERING: WILLOW STREET WALKWAY LOOKING SOUTH



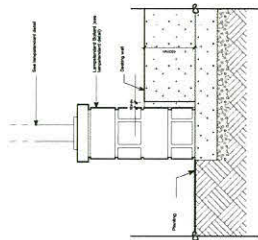
LANDSCAPE RENDERING: WILLOW STREET WALKWAY LAWN AREA AND SEATING

PROJECT	JOSEPH & ROSALIE SEGAL FAMILY HEALTH CENTRE PROJECT
DRAWING TITLE	LANDSCAPE SECTIONS AND RENDERINGS
DRAWN	DATE
CHECKED	DATE
SCALE	PROJECT NO.
PROJECT NO.	14001
DRAWING NO.	L 2.1
SHEET NO.	

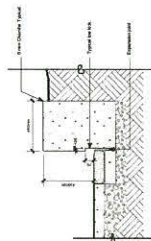
 <p>Vancouver Coastal Health Promoting wellness. Ensuring care.</p>		 <p>EllisDon We build on great relationships™</p>		<p>Drawings Status</p>	
<p>3 ISSUED FOR DP</p>		<p>36 AUGUST 2012</p>		<p>36 AUGUST 2012</p>	
<p>2 TO SUPPLEMENTARY EXAMINATION</p>		<p>30 SEPTEMBER 2012</p>		<p>30 SEPTEMBER 2012</p>	
<p>1 ISSUED FOR 2D EXAMINATION</p>		<p>20 AUGUST 2012</p>		<p>20 AUGUST 2012</p>	
<p>REVISIONS</p> <p>NO. REVISION DESCRIPTION DATE</p> <p>1. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>2. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>3. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>4. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>5. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>6. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>7. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>8. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>9. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>10. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>11. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>12. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>13. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>14. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>15. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>16. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>17. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>18. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>19. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>20. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>21. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>22. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>23. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>24. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>25. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>26. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>27. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>28. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>29. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>30. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>31. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>32. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>33. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>34. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>35. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>36. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>37. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>38. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>39. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>40. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>41. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>42. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>43. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>44. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>45. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>46. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>47. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>48. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>49. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>50. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>51. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>52. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>53. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>54. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>55. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>56. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>57. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>58. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>59. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>60. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>61. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>62. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>63. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>64. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>65. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>66. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>67. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>68. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>69. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>70. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>71. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>72. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>73. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>74. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>75. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>76. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>77. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>78. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>79. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>80. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>81. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>82. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>83. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>84. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>85. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>86. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>87. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>88. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>89. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>90. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>91. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>92. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>93. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>94. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>95. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>96. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>97. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>98. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>99. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>100. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>101. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>102. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>103. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>104. 1.004 984-4811 27 SEPTEMBER 2012</p> <p>105. 1.004 984-4811 27 SEPTEMBER 2</p>					



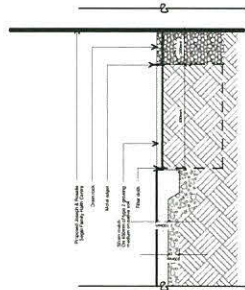
Side elevation - Lampstand and retaining wall join



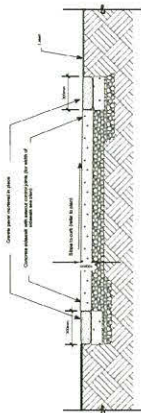
Circle 112 Front elevation - Lampstand and retaining wall join Scale 1:20



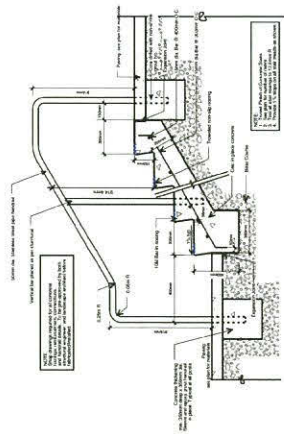
Seating wall / Retaining wall detail



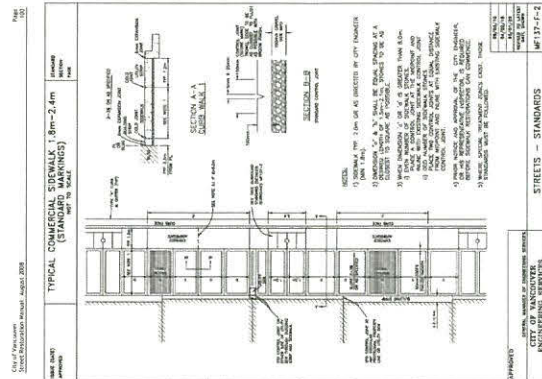
 Sidewalk
 1/4" = 1' 0"
 Scale 1/2" = 1' 0"



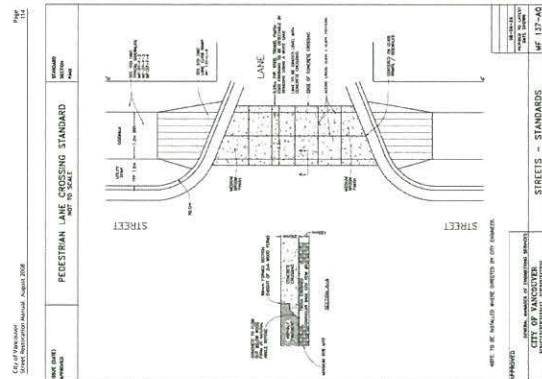
Sidewalk with 305mm (12") X 305mm (12") granite paver both sides



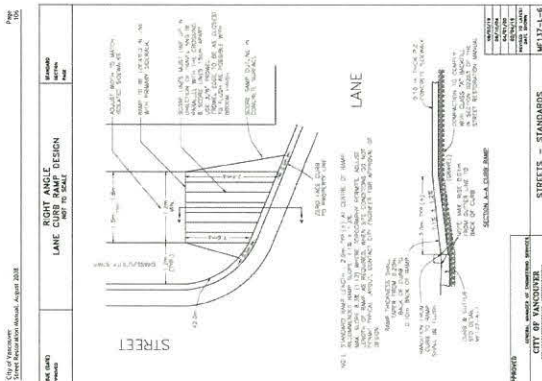
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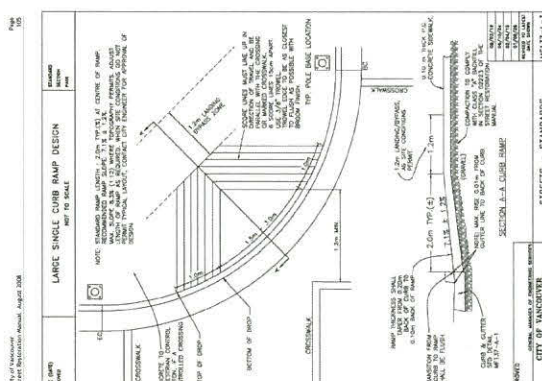
APPROVED	CITY OF VANCOUVER ENGINEERING DEPARTMENT	STREETS - STANDARDS	WF137-f-2
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APPROVED	GENERAL MANAGER OF IMPROVED STREETS	STREETS - STANDARDS	WF 137-AQ
	CITY OF VANCOUVER		
			18-04-23
			RECEIVED BY LETTER DATE: 18-04-23



<p> STREETS - STANDARD CITY OF VANCOUVER <small>GENERAL, MINOR & COMPLETION RECORD</small> </p>	<p> 00000000 REVEALED TO LATER PART, BROWN 00000000 </p>
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06942
CITY OF VANCOUVER
CITY MANAGER'S OFFICE

DATE	12/04/78
BY	J. M. JONES
RECEIVED BY	J. M. JONES

1	ISSUED FOR DP	2014/07/02
2	ISSUED FOR CONSTRUCTION	2014/07/02
3	ISSUED FOR CONSTRUCTION	2014/07/02
4	ISSUED FOR CONSTRUCTION	2014/07/02
5	ISSUED FOR CONSTRUCTION	2014/07/02
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100	ISSUED FOR CONSTRUCTION	2014/07/02

ARCHITECT
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ARCHITECTS
1000 West 10th Avenue
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CONSULTANT
Durand
1000 West 10th Avenue
Vancouver, BC V6H 1B6
Tel: 604 684 0277
www.durand.ca

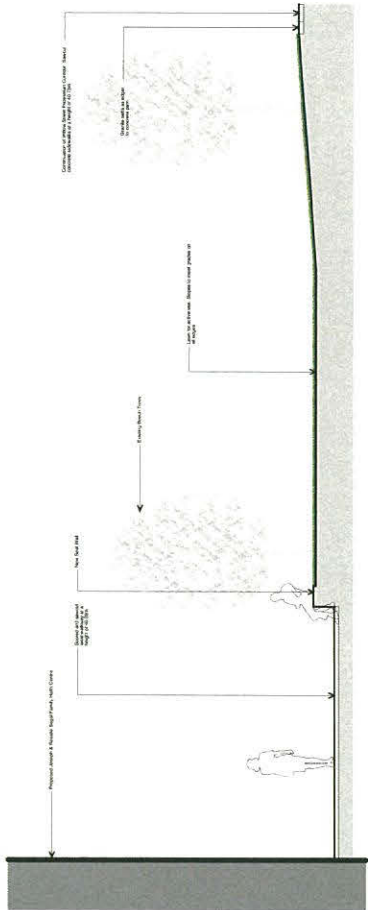
PROJECT NORTH

PROJECT
JOSEPH & ROSALIE
SEGAL FAMILY HEALTH
CENTRE PROJECT

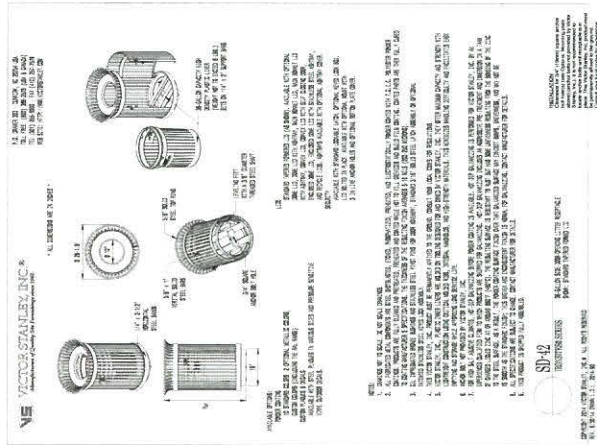
DRAWING TITLE
WILLOW STREET
CORRIDOR LANDSCAPE
DETAILED SECTIONS

DRAWN 18	CHECKED AP
SCALE 1/8" = 1'-0"	DATE SEPTEMBER 14, 2014
PROJECT NO. 14001	DRAWING NO. L3.4

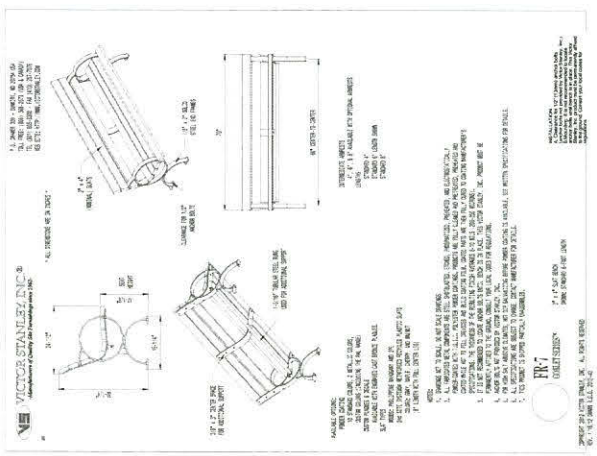
WALKWAY AND BIKEWAY SECTION
Scale: 1/8" = 1'-0"



Walkway and bike section
Scale: 1/8" = 1'-0"



VICTOR STANLEY, INC.
Scale: 1/8" = 1'-0"



VICTOR STANLEY, INC.
Scale: 1/8" = 1'-0"



September 22, 2014

City of Vancouver Planning and Development Services
453 West 12th Avenue.
Vancouver, BC
V5Y 1V4

Attention: Mandy So, Project Facilitator

Dear Mandy

Re: DE # 416467, JRSFHC – Design Rational.

Response to VGH Precinct CD-1 guidelines and zoning requirements.

3.3 Views.

The location and orientation of the building responds to these requirements by allowing a continued view along the Willow corridor and a visual connection along the 11th avenue pedestrian corridor.

3.4 and 3.5 Massing Controls and Architectural Expression.

The proposed development is eight stories high. Well within the specified range of four to ten storeys. The required setback of twelve metres from the Willow Street alignment has been observed except for an encroachment of approximate 750 mm of the level 2 and 3 boardroom. This is based upon article 8.1.3 of the CD-1 zoning bylaw that was also used to provide relaxation for the twelve metre setback for the Blusson Pavilion. 1) The boardroom provides an activation of the street level in front of the building at the east side as such it should be given some prominence within the context of the façade. 2) The Master Plan calls for the articulation of the corner of the MT-4 site with the two pedestrian corridors, Willow corridor and 11th Avenue corridor, intersecting at this location. This articulation will be provided by the projection of the boardroom.

The overall massing is articulated through recessed alternating secure outdoor terraces along the east and south facades. In response to the Master plan's requirements regarding the height of the shoulder line the building steps back and

Landscape Narrative

Transition Between New Construction and the Hospital Campus

Proposed southwest of the Willow Street Pedestrian Corridor, The Joseph and Rosalie Segal Family Health Centre (JRSFHC) will sit south of the Blusson ICORD building, west of the Willow Street Pedestrian Corridor, north of the VGH patient care building and east of the VGH research pavilion. At the north side, at the face of the JRSFHC, a 1200mm wide planter with low height planting will provide as soft green edge to the new development as viewed from behind the glass of the Blusson building. The planting will also help to shield pedestrians from the opening of the exit/access doors and keep pedestrians a comfortable distance away from the windows of occupied interior spaces. The diagonal saw cut paving pattern that currently exists at the south edge of the Blusson building will be extended across the east - west pathway to meet the base of new construction.

At the west side of the Joseph and Rosalie Segal Family Health Centre, a new portion of the Willow Street Pedestrian Corridor will be constructed to extend the corridor southwards as envisioned in the VGH Campus - Wide Master Plan. A main entry to the building opens directly onto the pedestrian corridor, supporting the pedestrian nature of the VGH Master Plan. The new portion of this axial walkway will be constructed to match the existing walkway layout, design and materiality to the north. Sand blasted saw cut concrete sidewalks bordered by granite setts and furnished by wood benches keep the new construction in character with the existing portion. Between the walkways new areas of lawn planted with beech trees will provide for active use.

The south side of the Joseph and Rosalie Segal Family Health Centre faces directly onto the vehicle access route and provides a main entry for vehicle traffic. Accessible parking spaces and wheel chair letdowns allow for universal accessibility, while a new east west sidewalk wraps around the building and connects to the Willow Street pedestrian corridor. The south face of the building supports pedestrian use by providing a generous overhang for rain protection, seating opportunities, a new large overhead shade tree and low planting to buffer vehicular traffic. Furthermore, pedestrian traffic is separated from vehicle traffic with a curb while a new north-south cross walk encourages pedestrian traffic and makes it safer for pedestrians to move between buildings.

Finally, visitor bike parking will be located between the out patient entrance and the out patient drop off entrance and will be undercover of the building over. Sand blasted saw cut concrete paving will continue from in front of the out patient drop off entrance westward along the south side of the building and northwards up to stair A.

Extension of the Willow Street Corridor

The Joseph and Rosalie Segal Family Health Centre will be located on the west side of the Willow Street Pedestrian Corridor. This walkway as envisioned in the VGH Campus - Wide Master Plan, runs north to south from 10th to 12th Avenue, crosses 12th Avenue and extends up to 13th.



provide white noise to the space. Benches surrounding the water feature will allow patients to sit next to the water and dip their hands in it.

Deep planters along the west and north edges of the courtyard buffer the patient bedrooms from the courtyard, while also providing opportunities for residents to play with plants and be surrounded by living & thriving vegetation. Plants will be carefully selected based on their sensory qualities, avoiding plants with thorns, berries & toxic elements. Large shrubs or small multi-stemmed trees will be planted in front of bedroom windows and provide height and depth to the planters.

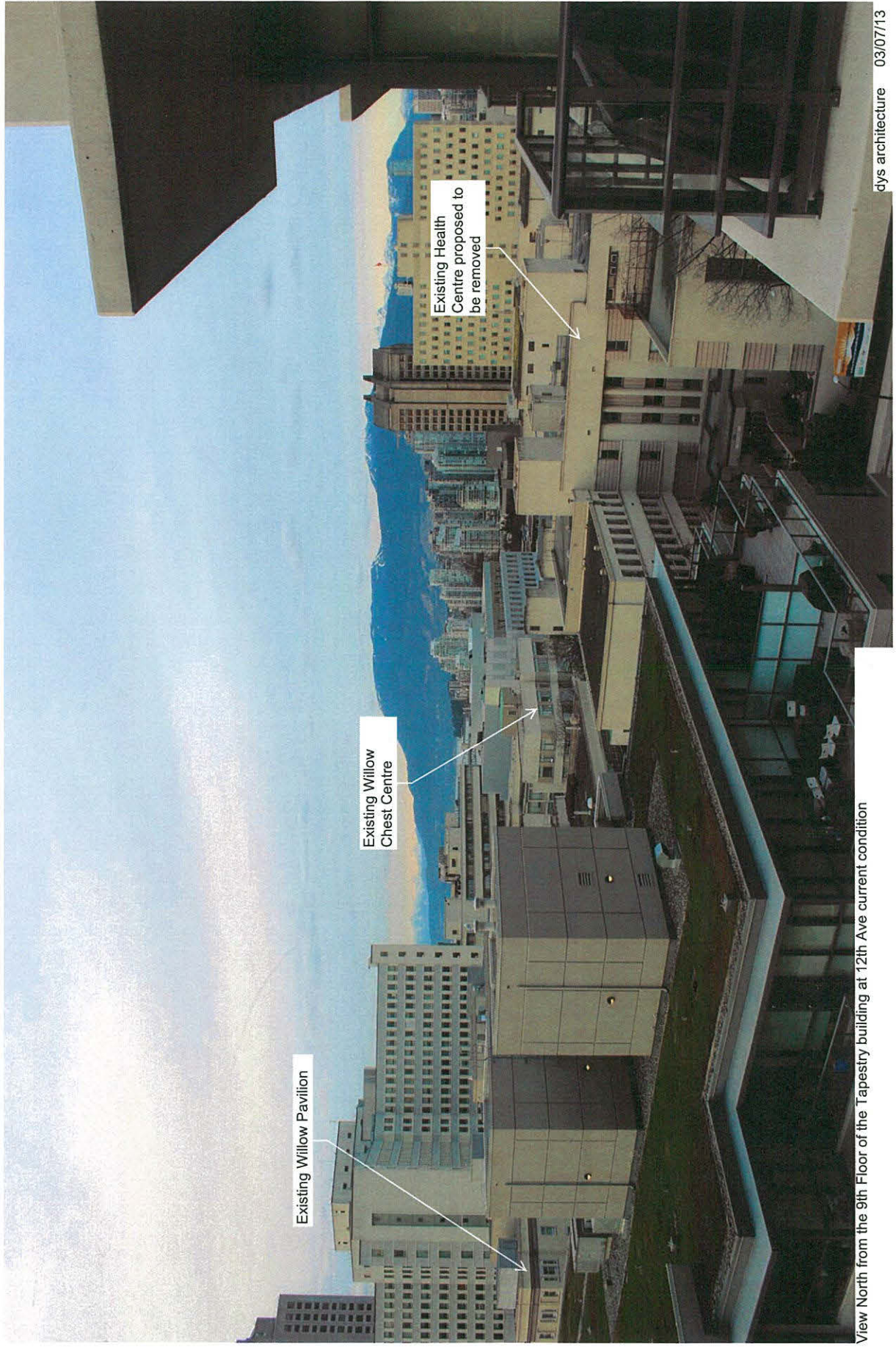
Stepped Terraces Level 4 – 9

On the south and east sides of the building there will be a series of stepped secure outdoor terraces for patients. These terraces will contain seating, flower pots for patient gardening opportunities, and will be bound by an architectural screen. Edge planters outside the architectural screen will contain low maintenance evergreen planting and will be irrigated year round as they are under the building overhang (with the exception of level 8 which is open to the sky).

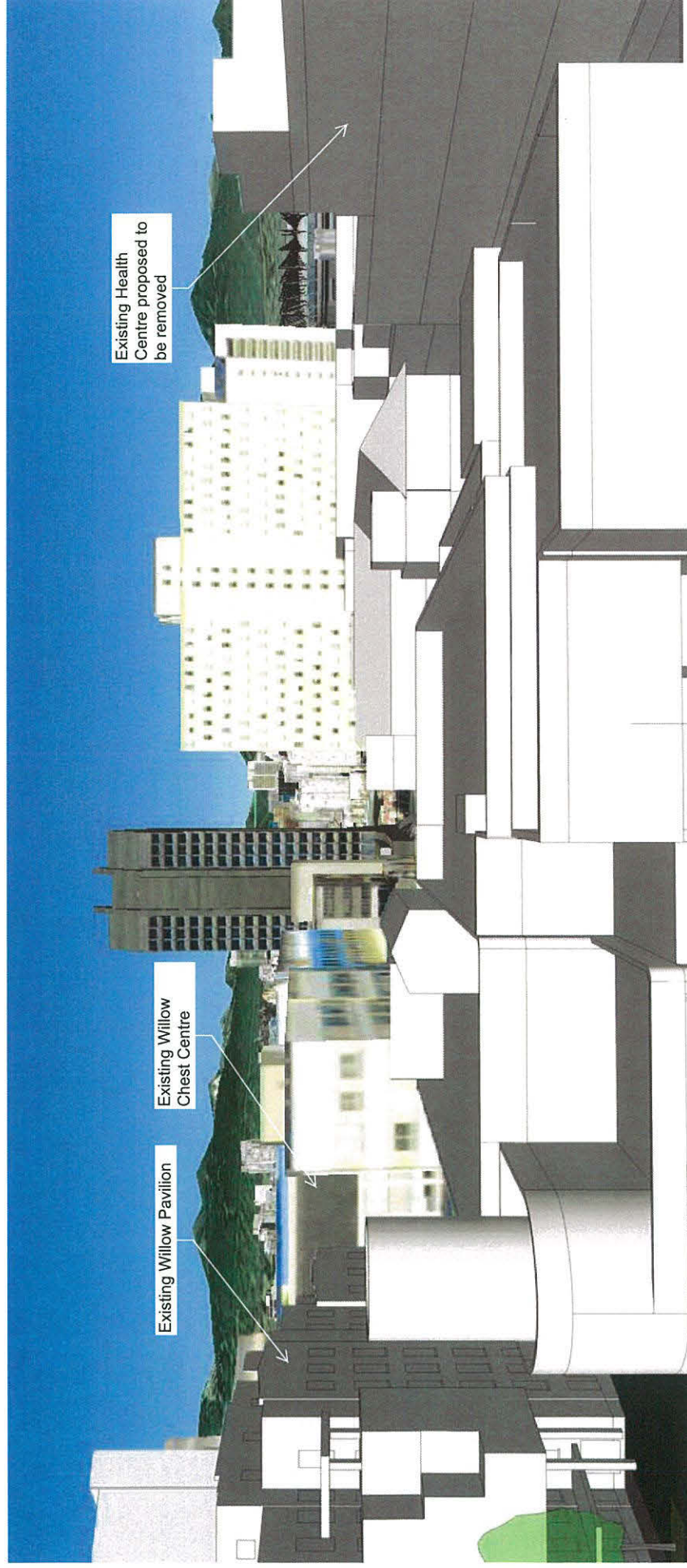
Level 9 Rooftop Garden

On the north portion of the roof on level 9 there will be a large rooftop garden for patients. At over 660m² this garden will provide smaller areas of seating, large flexible spaces for gathering and a variety of other uses, and a walking loop. The garden will contain seating, gardening opportunities for patients, covered seating, areas of concrete paving slabs, and areas of rubberized surfacing (one large enough for yoga, badminton, Tai-Chi, four square, or other low impact sports, and a smaller area with a traditional labyrinth design). Lockable tool storage is provided at the southeast corner of the elevator enclosure and is accessed via outside.

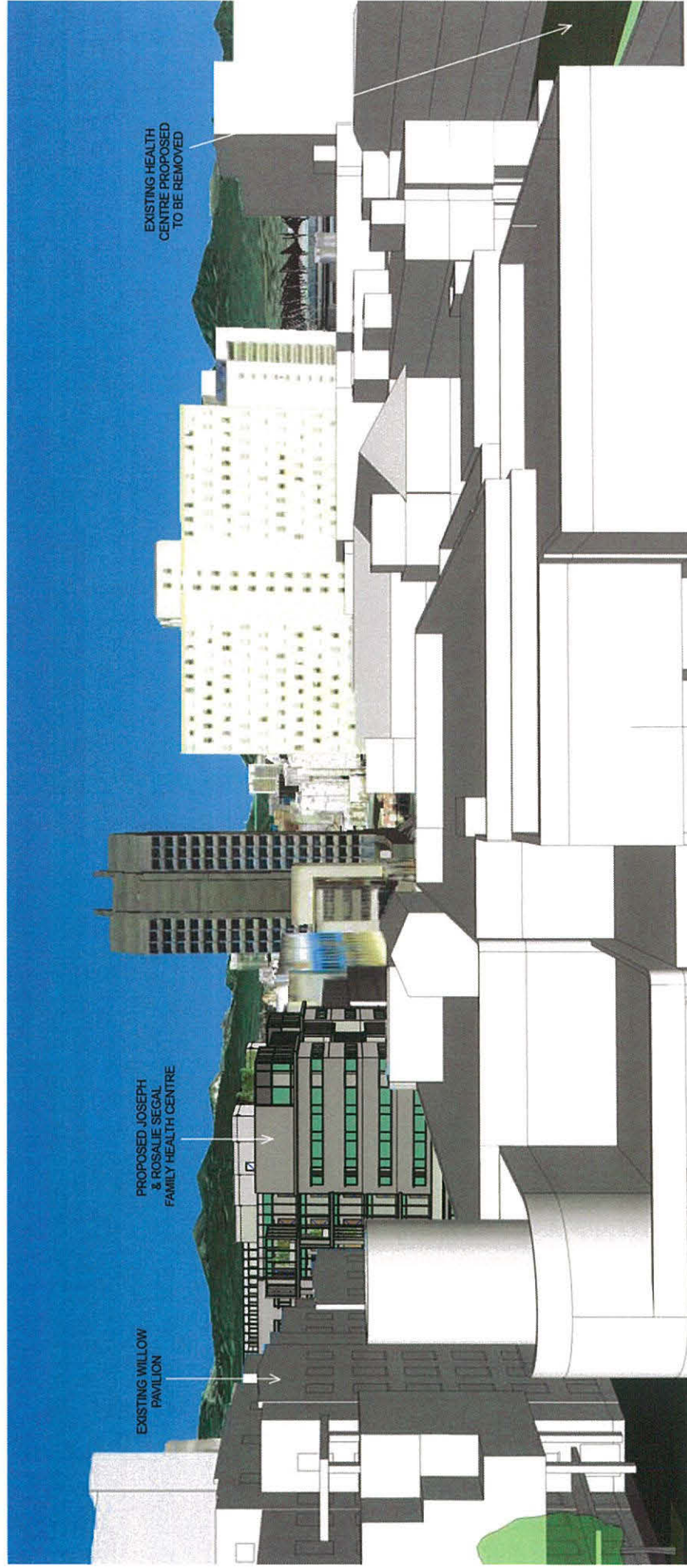
A series of wide contiguous planters along the north and east parapet will provide a green backdrop to the garden and more opportunities for residents to get their hands dirty in the garden. Again, the plants will be carefully selected as described above.







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



VIEW NORTH FROM THE SOUTH-EAST CORNER OF THE 12TH AVE AND WILLOW INTERSECTION AT APPROXIMATELY 13.5m ABOVE GRADE AFTER CONSTRUCTION OF THE JOSEPH & ROSALIE SEGAL FAMILY HEALTH CENTRE AND DEMOLITION OF THE HEALTH CENTRE.

PARKIN ARCHITECTS 10/08/14

City of Vancouver - Preliminary View Cone Calculations
803 W 12th Avenue

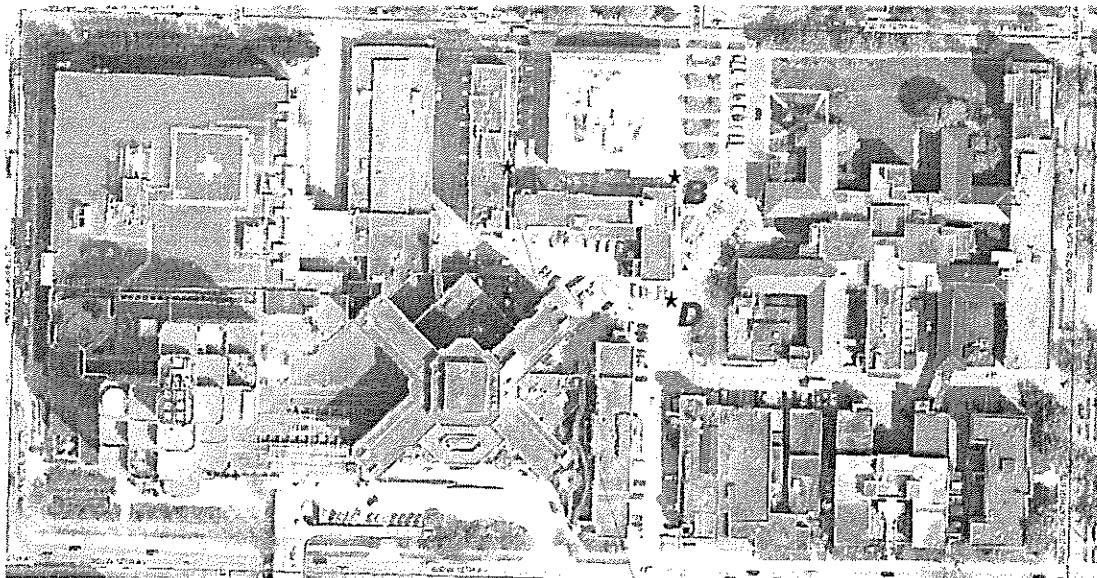
March 7, 2013

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

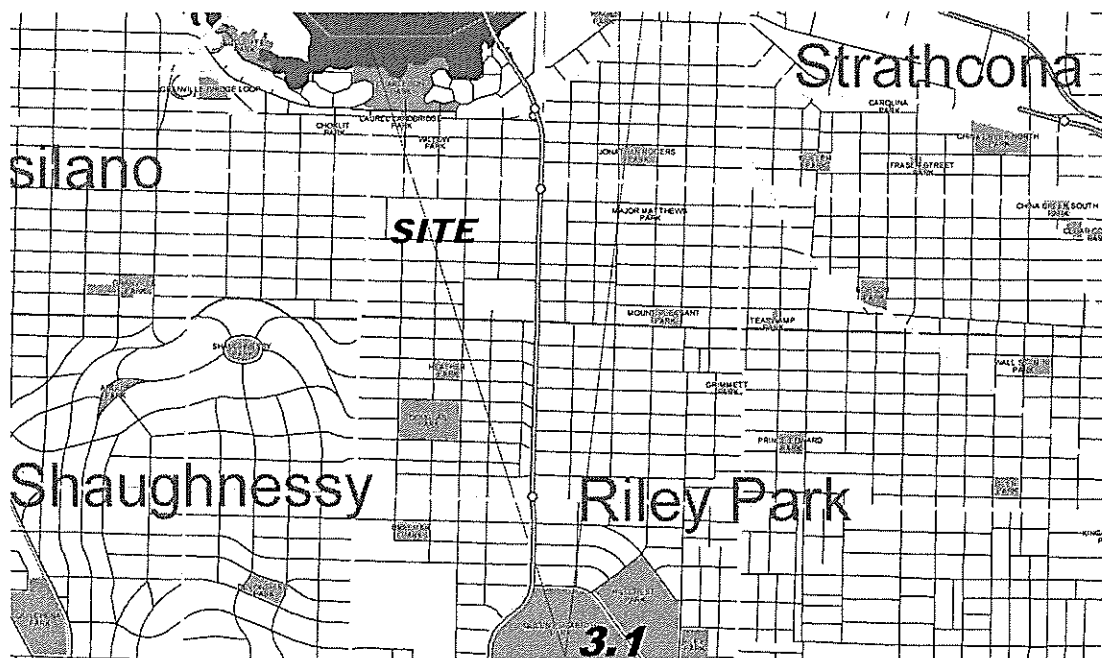
The following View Cone information indicates the maximum possible Geodetic Elevation above Mean Sea Level for various locations on your site. The height of your development is determined by subtracting the Building Grade from the Maximum Geodetic Elevation and confirming that height is allowed in the 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.

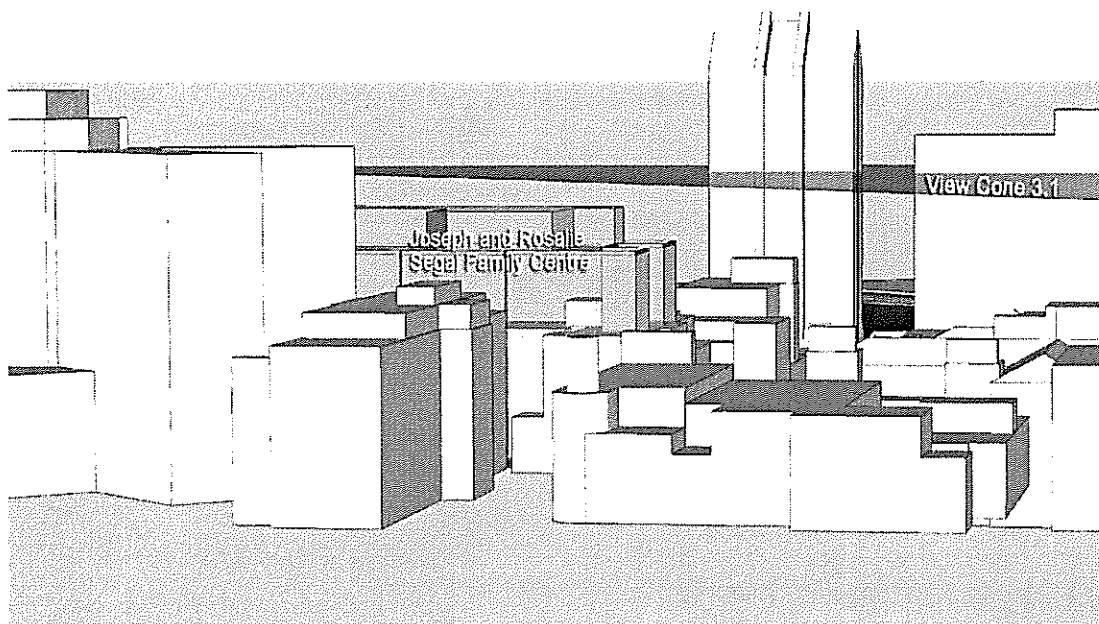
View Cone Calculation Records			
Map Location	View		Max Geodetic Elevation
	ID	Name	
A	3.1	<u>Queen Elizabeth Park to the Downtown skyline and North Shore mountains</u>	79.80m
B	3.1	<u>Queen Elizabeth Park to the Downtown skyline and North Shore mountains</u>	80.26m
C		No affected view cones	
D	3.1	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



Site Plan

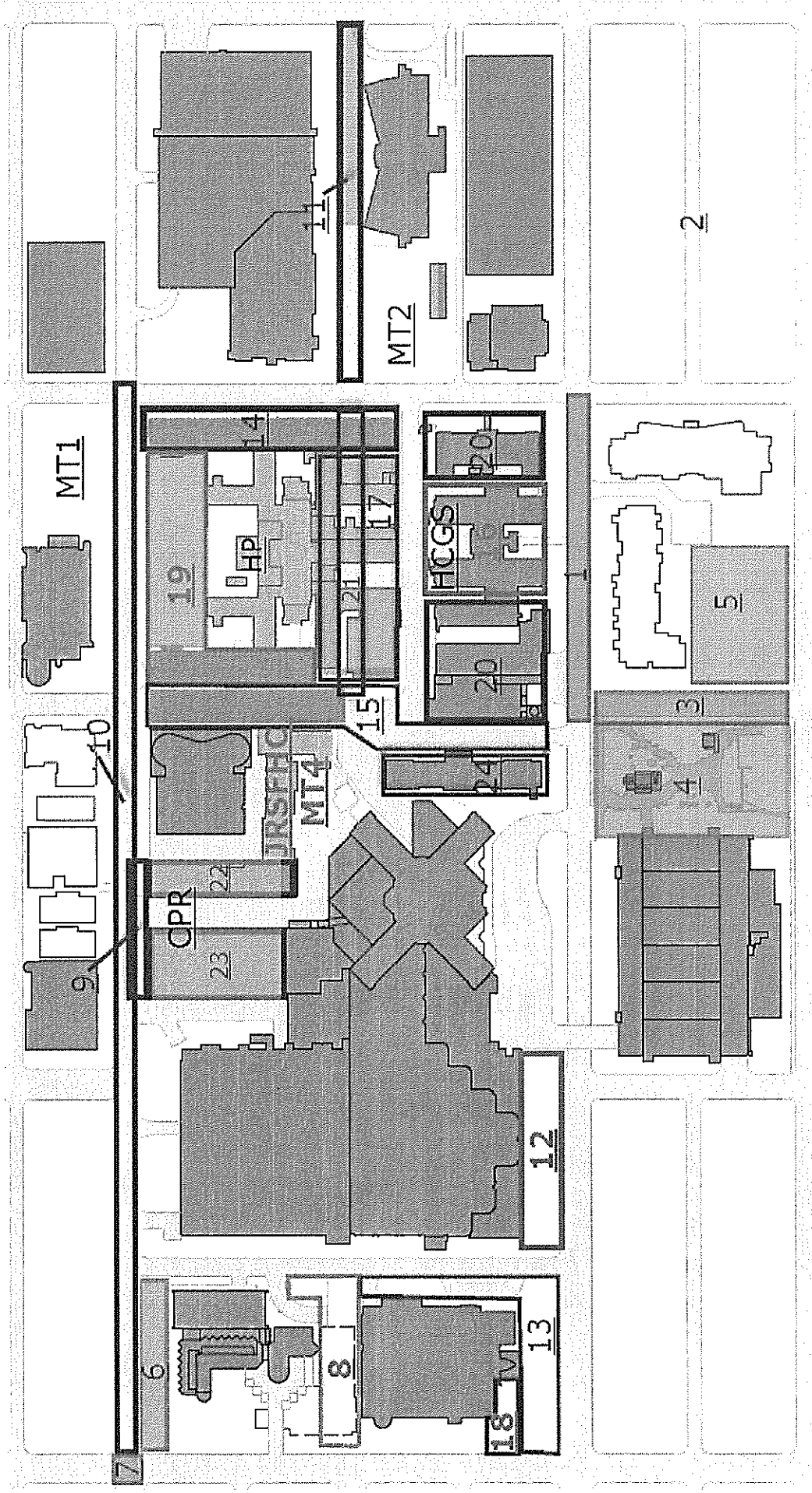


Context Plan



View Cone 3.1

Obligation and Phases of VGC Development



Obligation and Phases of VGC Development

Completed Obligations		Remaining Obligations		Remaining Obligations		Future Phases		Obligations to be completed under the JRSFHC Project	
1	12th Avenue Works	8	Public ROW to secure walkway & open space (Interim)	17	Demo of non- heritage Heather Pavilion	MT1	Meditech 1	8	Public ROW to secure walkway & open space (Interim)
2	Fairview Slopes Traffic Calming Plan	9	10th Ave works between Blusson & Laundry (LoC)	18	SW corner triangle ROW dedication (Interim)	MT2	Meditech 2	12	12th Ave bollard replacement
3	Willow Corridor, South of 12th & Final Landscaping	10	10th Ave works between Blusson & Laundry (LoC)	19	Demo of Heather North & Interim Landscaping (70% complete)	MT4	Meditech 4 (JRSFHC)	13	12th Ave landscaping at Diamond Centre (3/2015)
4	Green Space at Energy Centre	11	11th Ave Corridor, East of Heather (50% Complete)	20	Demo of Existing Buildings	HP	Heritage Pavilion	15	Demo of Health Centre & Interim Landscaping
5	Works between Energy Centre & Tapestry	12	12th Ave bollard replacement	21	11th Ave Corridor, West of Heather	CPR	Centennial Pavilion Replacement	18	SW corner triangle ROW dedication (Interim)
6	Public Realm on 10th between Oak and Laurel	13	12th Ave landscaping at Diamond Centre (3/2015)	22	Demo of Research Pavilion	HCGS	Heather Common Green Space	19	Demo of Heather North & Interim Landscaping
7	Oak Street & 10th Intersection Improvements	14	Demo of Heather Pavilion East	23	Demo of Laundry Building			MT4	Meditech 4 (JRSFHC)
		15	Willow Corridor, North of 12th (50% complete)	24	Demo of Willow Pavilion				
		16	Demo of Health Centre & Interim Landscaping						

December 2014