

## 2775 LAUREL STREET – DE408536

- Technical Analysis: CD-1 (59) By-law**

\* T.B.C. = To Be Confirmed.

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED	
			AACC site only	Precinct-wide (existing approvals)
Site Size			69.873/69.860 m x 89.035 m	Irregular
Site Area <sup>1</sup>			6 220.6 m <sup>2</sup>	139 085 m <sup>2</sup>
Floor Area <sup>1</sup>	360 661 m <sup>2</sup> (precinct-wide)		33 430 m <sup>2</sup>	296 464 m <sup>2</sup>
			Total precinct-wide 329 894 m <sup>2</sup>	
FSR <sup>1</sup>	2.6 (precinct-wide)		5.37	2.13
			Total precinct-wide 2.37	
Frontage <sup>2</sup>	Retail/Service Uses 7.7 m		18 m (Oak Street) 26 m (12th Avenue)	
Height <sup>3</sup>	Unspecified		45.49 m (top of roof parapet)	
			49.68 m (top of mech. room)	
Setbacks		From 12th Ave. 5 m	13.97 m (from 12th Avenue)	
Site Coverage <sup>1</sup>	55% (precinct-wide)		57.7%	48% (T.B.C.*)
			Total precinct-wide 50.6 % (T.B.C.)	
Parking <sup>4</sup>	small car 25% (149)	Hospital 359 Retail 2 Restaurant 38 Pharmacy 13 <u>412</u>	596	T.B.C.
		(disability 13)	(small car 11% 69) (disability 8)	
Loading <sup>5</sup>		Class B 12 Class C 3	Class B 6 Class C 0	T.B.C.
Bicycles		Class A 50 Class B 6	Class A 50 Class B 6	N/A
Passengers <sup>6</sup>		not required	4	N/A

- <sup>1</sup> **Note on Site Area, Floor Area, FSR and Site Coverage:** CD-1 (59) describes “site” as comprising the entire VGH Precinct, having an area of 139 085 m<sup>2</sup>. Uses are regulated across the site by maximum floor area numbers. Floor Space Ratio and Site Coverage are also calculated precinct-wide. Due to the expedited nature of this application, a full precinct-wide accounting has not yet been completed. No substantial issues are expected, as this is the first significant project in the precinct under the amended CD-1. The complete accounting will be done prior to issuance of the development permit, as noted in “Special Note to Applicant” B.1.6.
- <sup>2</sup> **Note on Frontage:** The Retail frontages along Oak Street and West 12th Avenue exceed the maximum permitted in the CD-1 (59) By-law. Standard Condition A.1.1 seeks a reduction in the frontage dimensions.
- <sup>3</sup> **Note on Height:** The mechanical room is not excluded from the calculation of the height of the building as per Section 10.11 of the Zoning and Development By-law, and therefore the height of the building is measured at 49.68 m.
- <sup>4</sup> **Note on Parking:** The parking spaces provided do not show provisions for Retail, Restaurant, and Pharmacy use parking. Standard Condition A.1.5 seeks provision of parking numbers for the uses proposed. The number of disability spaces provided is below the minimum required in Section 4.8.4 of the Parking By-law. Standard Condition A.1.2 seeks compliance with the disability parking requirements. See also Engineering Services commentary on page 16. A full precinct-wide accounting of the parking currently provided will be required prior to permit issuance. See “Special Note to Applicant” B.1.6.
- <sup>5</sup> **Note on Loading:** The proposed loading is deficient in accordance with Section 5 of the Parking By-law. Staff support a reduced loading provision for this site on the basis of the Precinct-wide shared-use of loading at a central loading facility, where goods are then dispersed through the existing service tunnel system. See Engineering Services commentary on page 16 and Standard Condition A.2.10. An accurate count of the existing loading spaces precinct-wide is required prior to permit issuance. See “Special Note to Applicant” B.1.6.
- <sup>6</sup> **Note on Passenger Parking Spaces:** Hospital and retail/service uses have no requirement for passenger spaces according to Section 7 of the Parking By-law; however, the proposal indicates four passenger spaces in the drive-thru drop-off zone off Laurel Street. Standard Condition A.2.17 is seeking a redesign of the porte cochere to ensure that the passenger spaces can be effectively accommodated.

- **Technical Analysis - Vancouver General Hospital (VGH) Precinct CD-1 Guidelines**

Applicable VGH Precinct CD-1 Guidelines Compliance		
Guideline	Guideline Intent	Compliance/Commentary
<b>3.1 Siting</b>	AACC development should occur at the northeast corner of West 12 <sup>th</sup> Avenue and Oak Street.	Fully complies.
<b>3.2 Building Orientation</b>	The AACC development should be oriented to the adjacent orthogonal street grid. Massing should be arranged to minimised shadowing and view impacts.	Fully complies.
<b>3.3 Views</b>	Northerly views along the Willow and Heather Street public corridors should be protected. Visual connections along the 11 <sup>th</sup> Avenue pedestrian corridor should also be protected.	Not applicable.
<b>3.41 Massing Controls</b>	Building heights should be consistent with by-law heights prescribed for each site. Buildings should be terraced to ensure solar access for open spaces. Floor-to-floor heights should not be excessive.	The proposed massing generally complies with the intent of CD-1 (59). Specific height provisions for this site are not prescribed in the by-law, however staff have requested that the massing and height be respectful of permitted heights for the adjacent RM-3 apartment zoning (approximately 120 ft.). The proposed height to the top of the AACC parapet is approximately 150 ft. (45.49 m), with lower massing fronting 12 <sup>th</sup> Avenue being approximately 100 ft., which achieves the intent of this requirement. The proposed massing is considerably improved, despite the increase in proposed floor area, from that approved by the Development Permit Board in 1991. Refer to Appendix I for a comparison.
<b>3.42 Setbacks</b>	Intended to establish desired public realm, public open space, street enclosure continuity and pedestrian amenity objectives while retaining existing, healthy street trees and heritage features.	Fully complies.

<b>3.5 Architectural Expression, Details, Colours and Materials</b>	Buildings should be highly articulated and transparent to reduce apparent scale. Circulation systems should be visible and expressed as a component of building enclosure while assisting in articulation of overall massing.	The proposed development will comply in all respects with further design development as outlined in Conditions 1.1, 1.2, 1.3, 1.4, 1.5, 1.7, 1.9 and 1.11.
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<b>Applicable VGH Precinct CD-1 Guidelines Compliance</b>		
<b>Guideline</b>	<b>Guideline Intent</b>	<b>Compliance/Commentary</b>
	Rooftop mechanical systems, and elevator penthouses, should be integrated into the general form of the building. Large areas of blank wall are not acceptable. Materials and colours should de-emphasize the institutional character of the precinct. Usable, green roofs are encouraged. Attention to the design of entries and weather protection to ensure pedestrian amenity and legibility is required. Lighting systems for the public realm and buildings should be carefully considered to enhance safety, reduce glare and ensure longevity.	
<b>3.7 Public Realm and Public Open Space</b>	Intended to ensure a legible, high quality and consistent overall treatment of the public realm, including open spaces, pedestrian corridors and streets. A coherent vision is intended to be implemented over time on a site-by-site basis.	Staff are concerned with the seamless integration of the proposed public realm and open spaces noting that the AACC application is being considered in advance of the preliminary development permit application for the balance of the VGH Precinct Master Plan. As such, staff have requested various conditions to ensure that this project reflects the anticipated quality, and more specifically, design standards, for a seamless integration. Refer to Conditions 1.3, 1.4, 1.6 and 1.8.
<b>3.8 Landscape 3.9 Public Art</b>	Intended to ensure that the retention of existing trees is maximised, that permeable surface materials and the retention of surface storm water on site be considered, promote the re-use of on-site artifacts in the public realm and generally the creation of a livable, healthy and environmentally responsive community.	The proposed development will comply in all respects with further design development as outlined in Conditions 1.8, 1.9, 1.10 and Standard Conditions A.1.7, A.1.8 and A.1.12.
<b>3.10 Disabled Access</b>	To ensure accessibility for all users and visitors to the precinct and buildings.	The proposed development will comply in all respects with further design development as outlined in Condition 1.3 and Standard Condition A.1.13.
<b>3.11 Parking and Loading Areas</b>	Intended to ensure that parking and loading entries should be fully integrated into the buildings and/or landscape with walls and soffits architecturally treated. Drop-off areas should be provided on site.	The proposed development will comply in all respects with further design development as outlined in Condition 1.5.
<b>3.12 Garbage and Recycling</b>	Intended to ensure that utilitarian functions are well screened and secured.	The proposed development will comply in all respects with further design development as outlined in Condition 1.5.