

818 WEST 10TH AVENUE (COMPLETE
APPLICATION)
DE409911 - ZONE CD-1

SDB/TC/AH/DK

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

R. Michaels (Chair), Development Services
A. Zacharias, Engineering Services
D. Jantzen, Vancouver Coastal Health Authority
T. Driessen, Vancouver Park Board

Also Present:

S. Black, Urban Design & Development Planning
T. Chen, Development Services
A. Higginson, Development Services
P. Pinsker, Engineering Services
D. Doleman, Engineering Services
R. Segal, Urban Design & Development Planning
C. Warren, Development Services

APPLICANT:

Musson Cattell Mackey Partners
Box 264
1600 - 555 Burrard Street
Vancouver, BC
V7X 1M9

PROPERTY OWNER:

Vancouver Coastal Health Authority
855 West 12th Avenue
Vancouver, BC
V5Z 1M9

EXECUTIVE SUMMARY

- **Proposal:** To develop a six-storey research and rehabilitation facility (Medi-Tech building) related to the "International Collaboration on Repair Discoveries" (ICORD) program.

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 Excerpts from VGH Precinct CD-1 Guidelines

Appendix G Excerpt of Services and Open Space Agreement

Appendix H Letter from Willow Garden Apartments at 2577 Willow Street

● **Issues:**

1. Elimination of proposed surface parking on the Willow Street Pedestrian Alignment
2. Design development of the building's exterior
3. Text Amendment to the CD-1 By-law with respect to building setbacks
4. Completion of the Master Plan for the VGH Precinct and Form of Development approval by City Council
5. Amendments to existing legal agreements

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE409911 as submitted, the plans and information forming a part thereof, subject to City Council's approval of the final Form of Development, thereby permitting the development of a six-storey medi-tech building, subject to the following conditions:

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:

- 1.1 elimination of the proposed surface parking shown east of the subject site, and provision of a formal, treed north-south pedestrian corridor along the full width of the Willow Street Pedestrian Alignment adjacent to the ICORD site;

Note to applicant: No new parking may be located to the east of the subject site. Twenty parking stalls for persons with disabilities, identified by the architects as the number required to meet ICORD's program, must be relocated to nearby locations convenient to the building's users. Revised plans are required locating a significant part of the identified stalls to the west of the building, as shown in preliminary drawings. The remainder of the identified number may be located to the south of the building, or on an interim basis to the east of the Medi-tech 4 site. Interim parking beside Medi-Tech 4 requires provision of a phasing plan showing their future relocation to the satisfaction of the Director of Planning and the agreement of the owner. Design development is required to provide a safe, direct route to the building not in conflict with vehicular traffic, as shown previously, and a drop-off area. Consideration should be given to providing at least some stalls that are weather-protected, as shown previously.

Remaining parking stalls as required by the CD-1 By-law are to be provided within the VGH Precinct, with the support of the General Manager of Engineering Services. See Engineering Services commentary on pages 19 and 20

Detailed development of the area to the east of the building, which forms part of the Willow Street Pedestrian Alignment, is required as a part of this application in fulfillment of precinct Guidelines, the VGH Master Plan, and applicable open space agreements.

- 1.2 design development to the public realm along West 10th Avenue and the Willow Street Pedestrian Alignment to create a more substantial amenity for pedestrian users that incorporates seating and additional landscaping;

Note to applicant: In addition, features and activities located inside the building atrium or (behind glass) such as artwork, coffee shops and retail areas should spill out to the outdoor pedestrian areas wherever possible. Consider relocating the main entry of the retail space onto West 10th Avenue. See also Standard Condition A.1.6 and Landscape Conditions.

- 1.3 design development to improve the building's exterior to:

a) refine the articulation of exterior materials, detailing and colour in response to each provision in Section 3.5 of the precinct Guidelines and the comments of the Urban Design Panel;

Note to Applicant: In addition to the above, the proposed building must be considered in the context of the restored granite Heather Pavilion to the east of this site. A higher

level of quality in exterior finish and detailing is required to create a contemporary complement for this restored heritage building.

b) reduce the height and increase the set back of the rooftop mechanical screen to diminish shadowing on West 10th Avenue;

Note to Applicant: While the screen's curved shape should be maintained, modification of the position and height while still providing screening for the equipment should be investigated. (See also Condition 1.6)

c) provide a conceptual signage strategy that integrates and extends signage and way-finding systems for the VGH Precinct, in accordance with the Master Plan and section 3.10 of the Guidelines, to ensure a coherent and consistent approach to announcing buildings and movement systems; and

d) provide a conceptual lighting plan for the building and public realm, in accordance with the Master Plan and Guidelines.

Note to Applicant: Clarify the architectural lighting for the building and open spaces, including the atrium and the exterior areas fronting on West 10th Avenue and the Willow Street Pedestrian Alignment, noting the significance of this location. Glare should be minimized while achieving adequate light levels for CPTED performance.

1.4 clarification of the sustainable design features offered;

Note to applicant: The intent is to identify how the building responds to Guideline 2.8 (page 15) which promotes environmentally-friendly "green" building principles. Staff are seeking clarification of how the LEED credits offered in the design rationale, especially energy use reduction, will be achieved with reference to specific building features. Consideration should be given to a green roof treatment as noted in the Guidelines. Consult with sustainable planning staff (David Ramslic, 871-6195).

1.5 the applicant can and does obtain approval by City Council for amendments to Sections 8.1.2 and 8.1.3 (setbacks) of the CD-1 By-law;

Note to Applicant: If Council does not approve the requested text amendments, the building design must be revised to respect the existing setback requirements. Any amendment to the By-law would have to be enacted prior to issuance of a development permit. It is expected that the requested amendments will be considered at a Public Hearing on April 18, 2006. (See commentary on page 13)

1.6 the applicant can and does obtain approval by City Council for amendments to Sections 7.1.5 (height) and 5.1 (retail frontage) of the CD-1 By-law;

Note to Applicant: As an alternative, the applicant could pursue design development to bring the retail frontage and building height into compliance with the By-law. (See commentary on page 13)

1.7 the Form of Development for the overall VGH Precinct Master Plan, including building massing and the Public Realm Plan, must be approved by City Council prior to issuance of a development permit;

Note to Applicant: The Form of Development report is tentatively scheduled for the Regular Council Meeting of May 2, 2006. Should Council make changes to the overall

form of development, the ICORD project would require adjustment, as necessary, to reflect those changes. (See commentary on page 17)

- 1.8 suitable arrangements must be made to revise the "Services and 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 Park Board, to accommodate the proposed changes to the established phasing schedule and to the Owner's (VGH) scope of work as outlined in the overall Preliminary Development Application and Master Plan;

Note to Applicant: Any changes to the phasing of development as they are currently documented requires approval by City Council. The Owner's scope of work must be adjusted to include the proposed public realm treatment on City property (street trees, sidewalks, specialty boulevard treatments and pedestrian-scale lighting and related works) and related encroachment and right of way agreements where required. (See commentary on page 17)

- 1.9 all outstanding 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, Managing Director of Cultural Affairs and Director of Legal Services, as necessary, prior to issuance of the development permit for the ICORD project.

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 Loading Management Plan, Transportation Management Plan, 5-Year Parking Plan, Heritage Restoration and Rehabilitation Plan, Public Art Plan and reconciliation of Precinct Statistics.

- 2.0 That the conditions set out in Appendix A be met prior to 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: CD-1 (59) By-law

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED (Existing and Approved to date)																																								
Site Size ¹			Irregular																																								
Site Area ¹			139 085 m ²																																								
Floor Area			<p><u>Approved to date:</u></p> <p>Buildings</p> <table><tr><td>Existing (pre-Master Plan)</td><td>296 464 m²</td></tr><tr><td>Ambulatory Care</td><td>33 410</td></tr><tr><td>Wellness Centre (demo)</td><td>-(1 045)</td></tr><tr><td>Nurses' Residence</td><td>20 976</td></tr><tr><td>Energy Centre</td><td>653</td></tr><tr><td>BC Cancer Radiation Vault</td><td>457</td></tr><tr><td>JPP Auditorium</td><td>514</td></tr><tr><td>Women's Residence (demo)</td><td>-(1 825)</td></tr><tr><td>BC Research and Willow</td><td></td></tr><tr><td>Chest (partial demo)</td><td>-(4 935)</td></tr><tr><td></td><td>340 797 m²</td></tr></table> <p><u>Proposed (this application)</u></p> <table><tr><td>Medi-Tech 3</td><td><u>10 196 m²</u></td></tr><tr><td>Total</td><td>350 993 m²</td></tr></table> <p>Uses</p> <table><tr><td>Hospital use</td><td>319 821 m²</td></tr><tr><td>Medi-Tech uses (proposed)</td><td>10 196</td></tr><tr><td>Multiple Dwelling uses</td><td>13 239</td></tr><tr><td>Multiple Conversion</td><td>7 041</td></tr><tr><td>Dwelling Uses</td><td></td></tr><tr><td>Cultural/Recreation uses</td><td><u>696</u></td></tr><tr><td>Total</td><td>350 993 m²</td></tr></table>	Existing (pre-Master Plan)	296 464 m ²	Ambulatory Care	33 410	Wellness Centre (demo)	-(1 045)	Nurses' Residence	20 976	Energy Centre	653	BC Cancer Radiation Vault	457	JPP Auditorium	514	Women's Residence (demo)	-(1 825)	BC Research and Willow		Chest (partial demo)	-(4 935)		340 797 m ²	Medi-Tech 3	<u>10 196 m²</u>	Total	350 993 m ²	Hospital use	319 821 m ²	Medi-Tech uses (proposed)	10 196	Multiple Dwelling uses	13 239	Multiple Conversion	7 041	Dwelling Uses		Cultural/Recreation uses	<u>696</u>	Total	350 993 m ²
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Frontages ²	Retail/Service uses 7.7 m		9.96 m																																								

General Note: The ICORD project, although the first Medi-Tech building to proceed, is identified as “Medi-Tech 3” in the CD-1 By-law and Guidelines and legal documents.

² **Note on Frontages:** The frontage of the retail unit on the ground floor is beyond the maximum permitted in the CD-1 By-law. Staff would support a text amendment to the CD-1 By-law to accommodate the retail unit as

proposed. See commentary on page 13. Condition 1.6 requires Council approval and enactment of the necessary text amendment. Alternately, the applicant could revise their proposal to bring it into compliance.

- ³ **Note on Height:** The building is beyond the maximum permitted height limit of 26 m, as measured to the top of the mechanical screen. Given the nature of the height intrusion, staff would support a text amendment to the CD-1 By-law to permit the height as proposed. Condition 1.6 requires Council approval and enactment of the necessary text amendment. Alternately, the applicant could pursue design development to bring the building height into compliance.
- ⁴ **Note on Setbacks:** The proposed setbacks as measured to West 10th Avenue and the Willow Street centerline are less than the CD-1 By-law requires, for the curved portions of the building which enclose the interior ramp feature. The applicant has initiated a text amendment to the CD-1 by-law in this regard, which will be considered at a Public Hearing in April, 2006. (See Condition 1.5)
- ⁵ **Note on Parking:** The development proposes less than the Parking By-law requirements. As well, existing parking is being taken over by the development. The Applicant is proposing that the excess parking spaces approved for the Ambulatory Care building (2775 Laurel Street) be used to make up for the shortfall in parking. Staff have reviewed the parking in context of the overall Master Plan and can support the on-site shortfall for ICORD given the overall projected balance in the VGH precinct. See Engineering Commentary on page 20 and condition 1.1 regarding the overall VGH Precinct wide parking.
- ⁶ **Note on Loading:** VGH is engaged in ongoing discussions with Engineering Services regarding provision of a centralized loading facility intended to serve the entire VGH Precinct. The loading provisions shown in the table represent Section 5 Parking By-law requirements for this development only (Medi-Tech 3). Provision of a comprehensive loading analysis of on-site loading requirements is a requirement of the overall Master Plan approval, and must be completed to the satisfaction of the General Manager of Engineering Services, prior to issuance of a development permit for ICORD. See Condition 1.9.
- ⁷ **Note on Bicycles:** Class B (visitors') bicycle spaces are deficient. Standard Condition A.1.5 seeks compliance.

• **Legal Description**

Parcel 1, Blocks 376 and 377, D.L. 526
Plan BCP1644

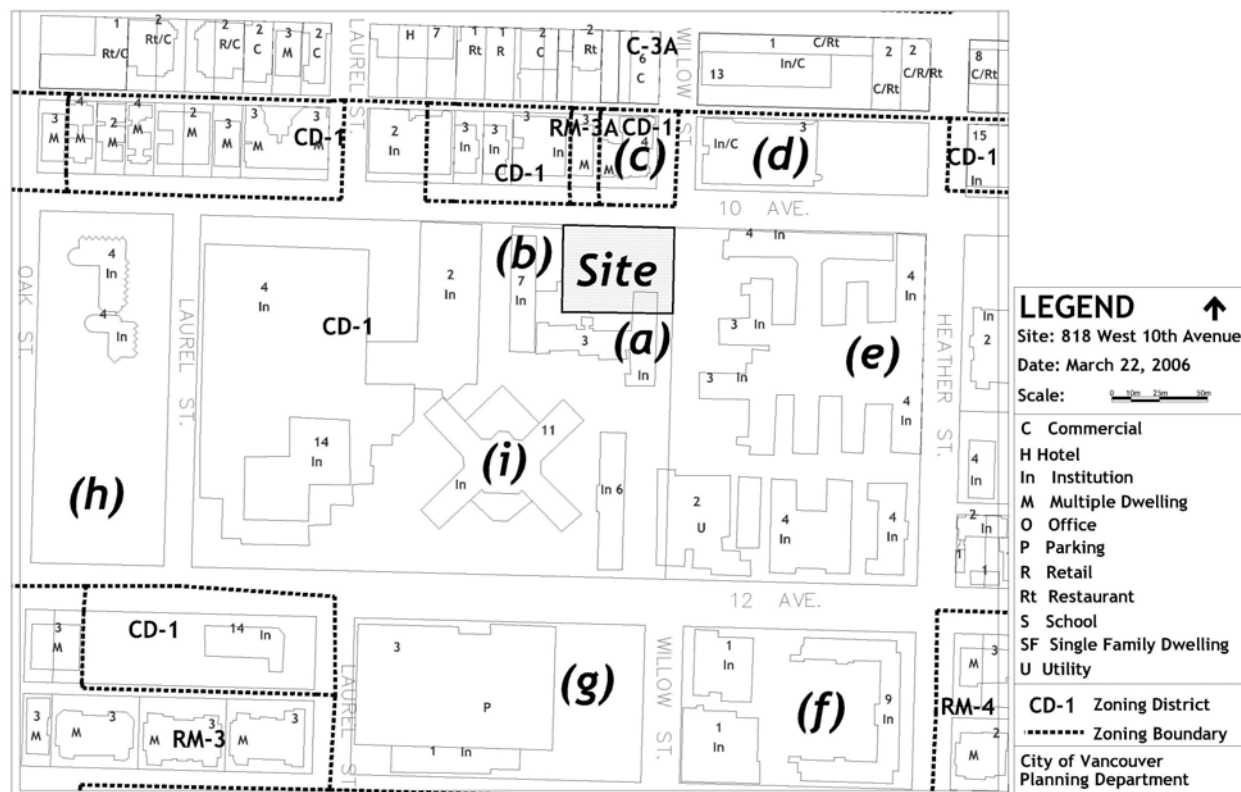
• **History of Application:**

05 11 22 Complete DE submitted
06 01 18 Urban Design Panel
06 02 15 Development Permit Staff Committee
06 03 15 Development Permit Staff Committee

• **Site:** The site is located on the south side of West 10th Avenue, adjacent to the Willow Street Pedestrian Alignment. The site is not bounded by legal property lines on the south or west sides of the site and no subdivision is contemplated. The area to be developed is currently occupied by a wing of the Willow Chest Unit and an Annex building adjacent to the BC Research Pavilion, both of which will be demolished.

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

- (a) Willow Chest Building (Future Medi-Tech Building 4 [SCI])
- (b) 828 West 10th Avenue, VGH Research Pavilion
- (c) 2577 Willow Street, 4-storey residential
- (d) 2550 Willow Street, Eye Care Centre
- (e) 2733 Heather Street, VGH Heather Pavilion
- (f) 700 West 12th Avenue, Nurses' Residence Site, Residential, Community Use, Childcare and Public Open Space, under construction
- (g) 800 West 12th Avenue - VGH Energy Centre and public open space, under construction
- (h) 2775 Laurel Street - Academic Ambulatory Care Centre, under construction
- (i) 855 W 12th Avenue, VGH Centennial Pavilion



● **Background:**

VGH Precinct Overall Form of Development (Master Plan)

In 2001, City Council considered an application to rezone the VGH Precinct to permit medical technology, service, retail, institutional, residential, cultural and recreational uses, in addition to hospital uses, and an increase to the permissible floor space and site coverage in the Precinct. Council approved a Preliminary Form of Development including a Master Plan at that time, but required that a subsequent Preliminary Development Application for the area containing "Medi-tech developments, open space and the Heather Pavilion" be approved by the Development Permit Board, prior to Council's approval of the final form of development pursuant to the rezoning.

In granting approval "in principle" to the subsequent application which further refined the Master Plan on January 31, 2005, the Board established the following condition:

- "1.0 Prior to consideration by the Development Permit Board to the first related complete development application for any Medi-Tech site and a decision on that application, the applicant is to submit a satisfactory response to the following, and Council is to approve the general form of development of the Master Plan."

The conditions established include design development to the Medi-Tech buildings; reconciliation of all precinct statistics; clarification of all movement systems (parking, loading, garbage); design development and plans and specifications related to the rehabilitation and re-use of the Heather Pavilion; provision of a public realm plan and provision of a detailed public art plan. Fulfillment of those conditions, which together with the applications constitute the Master Plan, is intended to provide a basis for consideration of all future projects in the Precinct.

While some conditions have been completed satisfactorily, there are items outstanding which have delayed the reporting of the final Form of Development for the Master Plan to City Council. Most significantly, the massing of several of the proposed Medi-Tech buildings has been revised to accommodate density from the Medi-Tech 7 site, which has become the VGH underground Energy Centre (West 12th Avenue at Willow Street). It is anticipated that the overall Form of Development will be reported to City Council on May 2, 2006.

Request that ICORD be considered in advance of Form of Development approval

Notwithstanding the foregoing, on March 13, 2006, the Development Permit Board considered a request from representatives of VGH and the ICORD project, for the Board to consider hearing the complete development application for the ICORD project in advance of Council's consideration of the overall Form of Development.

In considering the request, the Board noted the significance of the ICORD project in terms of the research and rehabilitation functions that will be carried out there, and acknowledged their reluctance to delay such an important project. The Board further accepted the assertions of VGH and their consultants that the Master Plan documentation was forthcoming and would be completed shortly, in accordance with staff's requests. In addition, staff provided commentary which indicated that the ICORD massing and form of development was the "least changed" of any of the proposed Medi-Tech buildings from what Council saw in the preliminary form of development in 2001, and therefore, was the least likely to be affected by any change which Council might require to the final form of development when it was before them for consideration. ICORD representatives noted that the funding for ICORD was capped some time ago and further delay, with the increasing cost of construction, would likely put the project in jeopardy. VGH has committed to providing all final outstanding documentation to the City by April 10th, in order for the Form of Development report to proceed to Council on May 2nd.

In conclusion, the Board resolved as follows:

"It was moved by Mr. Beasley and seconded by Mr. Timm, and was the decision of the Board:

THAT notwithstanding the Board's decision under condition 1.0 on January 31, 2005, the Board is prepared to consider a development application on March 27, 2006, in advance of Council approval of the Form of Development for the Master Plan, in order to allow the ICORD development to meet its timing constraints."

Staff recommend Conditions 1.7, 1.8 and 1.9 to complete this outstanding work.

ICORD

In the Vancouver General Hospital (VGH) Precinct context, this site is a part of realization of the Heather Common, centerpiece of the long-standing vision for the reinvigoration of the Precinct. Central to this renewal is restoration of the original granite Heather Pavilion and establishment of a north-south pedestrian corridor aligned with Willow Street north of 10th Avenue and south of 12th Avenue (referred to in this report as the Willow Street Pedestrian Alignment). Density is anticipated at the edges of the VGH Precinct, with a return of the original green open space at the centre.

The proposed development is an important facility that will bring together researchers and people with spinal cord injuries to study and develop therapies and practices that promote "full functional recovery and improved quality of life after spinal cord injury".

The ICORD proposal is also significant as the first Medi-Tech site to be developed, and because of its position in relation to the Willow Street Pedestrian Alignment. As such, this project may be seen as setting the bar for future Medi-tech buildings and new development on the Willow Street Pedestrian Alignment. It will also form a contemporary counterpart to the historic architecture of the Heather Pavilion when the granite Pavilion is restored. West 10th Avenue is already designated as a bicycle route, and the required setbacks and sidewalk enhancements will help renew the area on the north side of this site.

Staff first met with the applicant team in 2004. In pre-application meetings, staff expressed concern about the height and massing of the building, particularly with regard to the creation of a supporting role for the Heather Common open space, and the effect on West 10th Avenue. Staff requested a reduction in height in deference to the Heather Pavilion and terracing of the building to begin a 'shoulder' line that will be continued around the Heather Common area at the four-storey height. Building height has also been reduced, and terracing on the West 10th Avenue side has been adjusted from the initial proposal to step back at upper levels to reduce shadowing, increase the amount of sunlight and decrease the scale above this heavily used pedestrian and bicycle route.

In initial discussions, the project included one level of underground parking, with access from West 10th Avenue, toward the west side of the building. Preliminary designs also successfully located grade-level parking on the west side of the site, within the building envelope, preserving the east side for its planned redevelopment as public open space. This is shown over time in preliminary sketches and drawings from January, 2004, to November, 2005. When the development application was submitted, however, there was no underground parking indicated, surface parking was illustrated to the west of the building envelope (where the BC Research Annex sits) and further, new surface parking was indicated on the east side of the building, on the Willow Street Pedestrian Alignment. The latter is unsatisfactory, even as a temporary measure, to Planning, Park Board and Engineering Services staff. On February 21, 2006, both ICORD and VGH indicated their willingness to remove the surface parking shown east of the building and begin development of the pedestrian corridor, in accordance with the overall Master Plan. Condition 1.1 ensures that the building's local parking needs will be met without compromising or delaying development of this important corridor. Further discussion of parking issues is found in the Engineering Services commentary on page 20.

VGH Precinct Development

Recent projects approved (and under construction) in this CD-1 zone include:

- the Energy Centre and public open space west of Willow Street between West 12th and West 13th Avenues;
- the Academic Ambulatory Care Centre (AACC) at the northeast corner of Oak Street and West 12th Avenue;
- the redevelopment of the former Nurse's Residence site on West 12th Avenue, between Heather and Willow Streets; and
- the addition of new radiation vaults to the BC Cancer Agency (BCCA) on the south side of West 10th Avenue, between Heather and Ash Streets.

The Energy Centre will provide a unique urban park and double row of street trees to anchor the south end of the Willow Street Pedestrian Alignment. Both AACC and the nearby BC Cancer Research Centre (of which the first 3 m. of the site are within the VGH Precinct) provide highly developed designs, incorporating public realm features such as benches, steps and canopies, detailed and unique facades incorporating colour accents, circular windows and architectural concrete.

• Applicable By-laws and Guidelines:

1. CD-1 (59) Vancouver General Hospital

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

Use: As amended in 2001, the CD-1 By-law permits Retail uses at grade in this sub-area; and Medi-Tech use, defined as a premise for research and testing of medical and scientific products to improve human health care.

Retail Frontage: The maximum permitted frontage for retail use is 7.7m.

Density: Maximum for VGH precinct is 2.6 FSR, of which all Medi-Tech uses may total a maximum of 59,920 m².

Height: Maximum in the "Willow West /10th Avenue" sub-area is 26 m.

Parking: CD-1 requires minimum of one off-street stall per 57.5 m² for Medi-Tech use. The Parking By-law requires one space per 100 m² of retail up to 300 m² plus one additional space for each 50 m² beyond.

Setback: Minimum 2 m from West 10th Avenue and 12 m from the East side of Block 377, approximately the centerline of Willow Street.

2. VGH Precinct CD-1 Guidelines

Applicable Goals and Principles are summarized in the Guidelines Analysis table located in the Response section following.

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 through a text amendment, and the added refinements including a detailed public realm plan for the Heather Common which

formed a part of the owner's Preliminary Development Application and approval in principle by the Development Permit Board in 2005.

4. Existing Agreements and Obligations

Servicing and Open Space Agreement:

See additional background under Park Board commentary on page 21.

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

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 is defined in the agreement. ICORD is an "assessable rezoning building".

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. ICORD is a "non-hospital building".

• Response to Applicable By-laws and Guidelines:

1. CD-1 (59) Vancouver General Hospital

Detailed technical analysis is provided in the preceding table. Additional clarification or revision is sought on retail and food service use, height, parking and setbacks.

Use: Medi-Tech and retail uses conform to the zoning and are supported. The Rick Hansen Man in Motion Foundation offices, which occupy half of the sixth floor, are considered as “customarily ancillary” to the Medi-Tech use, as per the CD-1 By-law.

Retail frontage: The retail frontage proposed is 9 m. Staff support a text amendment to the CD-1 By-law to permit the proposed retail frontage, noting that the 1.3 m difference is not likely to impose an inappropriate scale of retail use on the area. (See Condition 1.6)

Density: The proposal indicates 10 196 m² of Medi-Tech floor area. As this is the first Medi-Tech building proposed, it is clearly well within the maximum floor area permitted for this use.

Height: The proposal indicates a height of 24.95 m (maximum) at the parapet edge, with mechanical equipment, access and screening located above this height, beyond the maximum permitted (26 m). The discrepancy must be addressed through a text amendment or revision of the design. (See Condition 1.6). Staff support a text amendment, noting the building mass complies with the CD-1 By-law, the mechanical equipment and other structures are of modest effect on the urban environment, and the reduction of the mechanical screen sought in Condition 1.3(b).

Parking: The proposal indicates a requirement to provide 133 parking spaces, although staff have identified a requirement for 177 parking spaces. On the application submitted, twenty parking spaces are shown in a new surface parking area immediately east of the proposed building, on the Willow Street Pedestrian Alignment and accessed from a curb-cut on 10th Avenue. Another ten spaces are shown on the west side of the building, outside the building envelope, in the area currently occupied by the Annex to the BC Research building. Staff do not support any new parking east of the building, as it is antithetical to the revitalization of the VGH Precinct that is to occur with each new development. The parking will be relocated as noted in Condition 1.1 and overall parking required by the CD-1 By-law will be accommodated within in the Precinct, as noted in the Engineering discussion. Parking in this district is provided precinct-wide and the overall requirements need not be met on the ICORD site itself. (See Condition 1.1, Engineering Services commentary on page 20 and Park Board commentary on page 21)

Setbacks: The proposed curved design surrounding the ramp feature results in three relatively minor intrusions into the required setbacks. The applicant is pursuing a text amendment to the CD-1 By-law to amend the setback requirements, which will be considered at a Public Hearing on April 18, 2006. (See Condition 1.5). Staff support these amendments, given the limited extent and positive character of the non-conforming areas.

2. VGH Precinct CD-1 Guidelines

The proposal responds positively to existing goals as follows:

- The massing helps to formally define without dominating new open space and pedestrian corridor;
- The environmentally-friendly building features described in the rationale include a 30% optimization of energy performance and the reduction of urban heat islands. While not a LEED project, the rationale notes the project is “designed to meet the equivalent of near LEED Silver”;
- The proposed vehicular circulation to the west and south of the building respects existing and planned pedestrian routes, with the provision of service spaces in the location with the least impact on the public realm;
- Massing is within the planned storey height, with the uppermost level terraced back by 2 m to improve sun penetration to the north; and
- The proposed façade is divided into three distinct expressions to break down building bulk and scale.

Vertical circulation in the form of a 5% ramp is contained in a curved glass “show case” which expresses the building’s programmatic goal of enabling mobility. Articulation and transparency is achieved through the three-storey glazed atrium, cantilevered overhangs and terracing. Blank walls have been avoided on all prominent facades, and the south elevation will be screened when the Medi-tech 4 site is developed to the south. The major building entry onto the fronting street, West 10th Avenue, has clear identification and is protected by a distinctive canopy expressive of a spinal cord. A continuous cantilevered overhang protects the retail frontage and continues around both public faces at varying heights.

Additional design development as noted in the Guidelines Analysis table (below) along with related Conditions will ensure achievement of the Council intent for this area.

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

Guideline	Recommendation	Proposal
2.1.	To retain adequate and appropriately linked sites for hospital functions	Site is designated for research function in the Guidelines (Medi-tech 3), per Guideline 3.1.
2.2	To integrate the precinct physically and functionally with Broadway and surrounding communities, and to provide a moderating transition in scale from a major high density employment centre along the Broadway corridor to adjacent lower density residential areas.	Building location permits connection between Broadway and nearby areas along north-south axis. Scale fits into the higher density range, which is appropriate for location near to Broadway.
2.3	To create a legible, coherent, pedestrian-oriented public realm for the precinct with its principal ordering elements including: <ul style="list-style-type: none"> • a generous, formal, treed east-west pedestrian corridor extending along the primary north-south route on the Willow alignment • north-south streets and pedestrian routes enhanced for pedestrian amenity, cycling convenience, and safety. 	Elimination of the surface parking shown east of the building and provision of the first portion of the north-south pedestrian connection is required. See Conditions 1.1 and 1.2.
2.4	To orient and configure new buildings to formally define but not dominate new open space and pedestrian corridors, and to create a stronger, less institutional sense of identity for the precinct.	Orientation of long east building façade helps define the north-south pedestrian corridor. Symmetric configuration is formal without dominating corridor. Fully glazed atrium on east side contributes to animated identity, with additional refinement of character sought in Condition 1.3.
2.5	To encourage use of the precinct and its amenities by neighbours, the hospital precinct population, and people working along the nearby Central Broadway commercial district	Retail and café uses on ground floor encourage neighbourhood use. Revisions required in Conditions 1.1 and 1.2 will provide outdoor space for public use on both West 10 th Avenue and the east side of the building.
2.6	To capitalize on opportunities for respite and repose to aid in providing a healing environment	None identified on-site. Future Heather Common nearby includes these opportunities.

Guideline	Recommendation	Proposal
2.7	To reinforce transit orientation for those people employed in or visiting the precinct.	Site is one block from transit stops at Willow Street and Broadway. Development of open space per Condition 1.1 will improve pedestrian travel through the precinct.
2.8	To promote environmentally-friendly "green" building principles in new and retrofitted structures, including "green" roof technology for the associated environmental and potential cost benefits, and for the aesthetic value to the internal sections of the precinct.	Rationale proposes to "meet the equivalent of near LEED Silver." A green roof is not proposed, although reduction of urban heat island is identified in rationale's LEED score. Clarification is required. See Condition 1.4.
2.9	To plan vehicular circulation including required emergency and hospital delivery functions to achieve necessary functional objectives, while respecting urban design objectives for a positive, high quality pedestrian environment.	Proposal does not affect hospital emergency or delivery routes. Loading for on-site research is located away from the public sides of the building.
2.10	To reduce opportunities for crime and vandalism by taking the principles of CPTED (Crime Prevention Through Environmental Design) into consideration.	Measures not identified in rationale. Additional work is required. See Standard Conditions A.1.11 through A.1.13.
3.1 Siting	Medi-tech 3 should occur at the southwest corner of West 10 th Avenue and Willow Street	Siting complies.
3.2 Building Orientation	Development should be oriented to the adjacent orthogonal street grid. Massing should be arranged to minimize shadowing and view impacts.	Orientation complies. Massing was adjusted in preliminary discussion to reduce shadowing.
3.3 Views	Northerly views along the Willow and Heather Street public corridors should be protected.	Complies, except for minor incursions into the view along Willow Street created by overhangs and glazed portions of the atrium. See item 3.4.2.
3.4.1 Massing Controls	Buildings range in height from 4 to 10 storeys in accordance with the CD-1 By-law applicable to each site. Building heights should be terraced to maximize sun penetration at the equinox particularly to pedestrian areas during the noon lunch time period. Where floor-to-floor dimensions are greater than typical office floor dimensions (i.e. because of interstitial spaces for laboratory floors), increments in building heights should be created to break down building bulk and massing.	Building height in storeys (6) complies with the intended Guidelines range, with 3.89 m floor to floor heights. Overall building height was reduced in preliminary discussions, but rooftop elements remain over-height. Mass is stepped back by 2 m at the west, north and east sides to improve sun penetration on West 10 th Avenue. See Condition 1.6 and 1.3 (b).
3.4.2 Setbacks	Establish the desired Public Realm, public open space, street enclosure continuity and pedestrian amenity objectives within the VGH Precinct. <ul style="list-style-type: none"> 2.0 m setback on frontages on the south side of West 10th Avenue between Laurel and Willow 12.0 m setback on the west side from the property line centred on the Willow alignment between West 10th 	Generally complies, except for curved incursions noted in plan on architectural sheet CDP06. (Appendix D, page 7 of 21) The applicant is pursuing an amendment to the CD-1 By-law which will be considered at an upcoming Public Hearing. See Condition 1.5.

Guideline	Recommendation	Proposal
	& 12th Avenues	
3.5 Architectural Expression, Details, Colours and Materials	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. 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.	Design generally complies as noted in the discussion under Response to Applicable By-laws and Guidelines. Building colours are proposed as grey and silver, with colour attributed to art work to be determined inside the glass atrium space. Items to be addressed are noted in Condition 1.3, with reference to the subsections of this part of the Guidelines. Areas for further development include building colour, lighting, and detailing. A green roof is addressed in Condition 1.4.
3.7 Public Realm and Public Open Space	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.	Additional development is required, as noted in Condition 1.1 and various Standard Landscape and Engineering conditions.
3.8 Landscape	Ensure that the retention of existing trees is maximized, 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.	Additional development is required, as noted in Conditions 1.1, 1.2 and Standard Landscape Conditions.
3.9 Public Art	Opportunities for public art should be considered for major public open spaces, public lobbies and waiting areas within medical facilities, and focal points within the precinct. Spaces for public art should be allocated in principal and secondary open spaces.	The applicant proposes changes to the Public Art Agreement, which was registered at the time of the rezoning in 2001. See commentary from the Office of Cultural Affairs on page 21, Condition 1.9 and Standard Condition A.1.14 and Condition 1.2.
3.10 Disabled Access	Pedestrian access, integration of routes into landscape, and way finding should be fully accessible.	Entrances and walkways are accessible. Additional development of way finding is required. See Condition 1.3 (c).
3.11 Parking and Loading Areas	Ensure that parking and loading entries be fully integrated into the buildings and/or landscape with walls and soffits architecturally treated. Drop-off areas should be provided on site.	Most items do not apply as underground parking is not proposed. Surface parking and drop-off are addressed in Condition 1.1. See Engineering Services commentary on page 21.
3.12 Garbage and Recycling	Ensure that utilitarian functions are well screened and secured.	Additional clarification is required. See Standard Engineering Condition A.2.9

3. VGH Master Plan

The ICORD proposal, after meeting the conditions recommended herein, is generally in accordance with the Preliminary Development Application approval in principle. The Master Plan is presently being advanced to account for the effect of eliminating Medi-Tech 7, planned for the site now being developed with the Energy Centre. Condition 1.7 requires that the Form of Development for the Precinct be approved by City Council prior to issuance of the ICORD development permit. If Council requires changes to the Form of Development specifically related to ICORD, the project must be revised accordingly. Completion of outstanding items from the approval including building massing around the Heather Common and precinct-wide Loading and Parking plans is sought in Conditions 1.7 and 1.9.

4. Existing Agreements and Obligations of the Owner

The following obligations are the responsibility of the property owner, Vancouver Coastal Health Authority (VCHA), but are triggered by the ICORD development as the first Medi-Tech Building.

Servicing and Open Space Agreement

The ICORD development (a Rezoning Building on the Medi-Tech 3 site) is considered a Phase 5 development. The Precinct is currently 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.

Provisions in the Agreement allow for changes to the development phases, provided that:

- Any permission to vary the phases will be on the terms and conditions (including security) determined by the General Manager of Engineering Services, Director of Current Planning and agreed to by the General Manager, Park Board;
- No such permission to vary the phases will alter the Owner's (VCHA) obligation to complete the "Owner's Work" in each Phase of development and within the time limits set out in the Agreement; and
- Any such permission to vary the phases has been approved by Council.

See Engineering Services commentary on page 20 and Condition 1.8.

Public Art Agreement:

The owner wishes to modify the Public Art Agreement to provide art on a building-by-building basis, rather than a precinct-wide basis. See commentary under Office of Cultural Affairs, page 21, Condition 1.9 and Standard Condition A.1.14.

Heritage Restoration Agreement:

The property owner intends to fulfill their obligations in accordance with the agreements.

• Conclusion:

The creation of a new medical research building on this site is strongly supported by the established vision for this Precinct. Significant urban design goals of basic form, massing, vehicle access and parking in support of a revitalized centre for the precinct were addressed by the applicants during preliminary discussions with staff. The development application submission indicating a new parking lot to the east of this building site is incompatible with the creation of the pedestrian corridor aligned with Willow Street described in the VGH Precinct Policy Statement, the VGH Precinct CD-1 Guidelines and the VGH Master Plan. Alternative parking solutions and continued design development of the building exterior and landscape will produce a valuable addition to this area for all users.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on January 18, 2006, and provided the following comments:

EVALUATION: SUPPORT (6-1)

Introduction: Sailen Black, Development Planner, presented this application for the Medi-tech 3 area within the Vancouver General Hospital (VGH) site. He noted that the VGH precinct guidelines envision the reestablishment of a central green space and as a result, much of the density on the site ends up at the edges. Recent guidelines and a Master Plan for this area have been established with the general goal being a massive renovation and reinvigorization of the area.

This proposal, which includes environmentally friendly building strategies, is for a spinal cord research area which is very significant in the context of VGH and international collaboration. Referring to the model, Mr. Black reviewed the proposal in detail noting that this is an important project for the area and will set the bar for this use and subsequent Medi-tech buildings that will be developed in the future.

The building mass is stepped back to improve shadowing on West 10th Avenue with a total height of 24.4 m. to the parapet. The design incorporates an internal circulation ramp which provides animation and contributes to sunlight penetration of the ground floor spaces. Mr. Black reviewed the parking strategy for the site, noting the proposal for 10 fully accessible stalls and another 20 accessible stalls on the east side. The majority of parking will be in the Academic Ambulatory Care Centre and in future, as Heather Pavilion is developed there will be underground parking. The new east parking, as proposed, is incompatible with the Master Plan and Planning staff cannot support it in this location.

The advice of the Panel is sought on the following:

- Comments on whether the proposal has achieved the urban design goals in this precinct;
- The building massing;
- The treatment of the façade and grade surfaces at the pedestrian level.

Applicant's Introductory Comments: Mark Whitehead, of Musson Cattell Mackay Partners, described the uses that will take place on this site and stated that it is hoped that this will be the world's most accessible building. With respect to the issue of parking, Mr. Whitehead said that an enclave of disabled parking has been created with no traffic around it so that wheelchair users can move about easily. He stated that parking for this project has been difficult from the outset and that the initial proposal for parking under the west part of the building was moved to save costs. The program is for parking to come on stream three years from now and one year after the building is constructed. Both Mr. Whitehead and the VCH representative said that there will not be a parking shortfall on this site.

Mr. Whitehead reviewed the material palette, public interface and animation strategy.

Panel's Consensus on Key Aspects Needing Improvement:

- Develop a clear and definitive solution as to how parking will be handled and secure it through a covenant or legal agreement so that it will not be challenged in the future;
- Further consideration to fully explore the potential for symbolism;
- Further consideration to the detailing of the atrium, ramp and vertical circulation elements, including more obvious access and clear articulation of the elevators and stairs, and potential for animating elements within the atrium;
- Design development to the atrium space with respect to use of colour, lighting and finishes;

- Further exploration of the detail of the exterior skin of the building to develop texture and interest.

Related Commentary:

The Panel supported this application and felt that the urban design goals had been achieved. The Panel liked the symbolism that was being expressed. One Panel member said that a sustainable approach or more greenness would be welcomed.

Several Panel members suggested flipping the ramp or possibly making it asymmetrical. It was also suggested that all means of public circulation such as the ramp, elevator and stairs should be oriented to the public space to make it as rich a public space as possible and provide a sense of orientation.

The Panel strongly recommended that the parking issues be resolved and offered comments which included:

- there may be a challenge in the future if the disabled parking is placed close to the building and then moved as the next phase develops. The disabled parking could become a valuable asset and it would be difficult to change the location later on;
- something should be done to ensure that the greenway carries through. It would be a shame if the willow greenway was not provided in the future;
- it is not clear where the disabled parking will be located in Phase 2, perhaps consideration should be given to permanently locating those spaces on Willow Street;
- it would be nice to have direct access to the building from the disabled parking spaces at the back;
- either the parking lot is designed as a temporary lot to be removed within a couple of years or, if there is a chance that it will stay, it should be well designed now as a shared pedestrian/vehicular space;
- consider moving the parking eastward and delete the parking lot beyond.

Applicant's Response: Mr. Whitehead said that he will explore some of the Panel suggestions regarding revealing more of the vertical elements, exit stairs and elevators. The parking issue is difficult although there have been discussions with the City about keeping the parking on Willow Street and the applicant said he would like to see the 20 disabled spaces remain on Willow Street long term. Relocating the parking to the east has it's own set of problems with the result of people driving through, which is not ideal. Mr. Whitehead said he appreciated the Panel comments and will take all the comments into account.

ENGINEERING SERVICES

Servicing and Open Space Agreement

As noted previously, ICORD (Medi-Tech 3) is a Phase 5 project as contemplated in the existing legal agreement. The VGH precinct is currently in its Phase 2 of development. In order for the ICORD development to proceed out of phase, the Services and Open Space Agreement will need to be modified to ensure a timely delivery of the public amenity package. (See Condition 1.8)

Although Engineering Services support amendments to the Agreement which would allow this development to proceed, staff do not support any changes to the obligations related to off-site works which are linked to the ICORD project. Specifically, staff recommend that payment for the "Oak Street Works" and the "Tenth Avenue Works" be made prior to issuance of the development permit for ICORD. (See Standard Condition A.2.2)

Parking

Engineering Services staff do not support the surface parking shown east of the building, on the future Willow Street Pedestrian Alignment. (See Condition 1.1)

The applicant has indicated that it would be a temporary solution to satisfy the high demand for disability spaces anticipated by this development and that in the future, these spaces would be provided in either the proposed parkade planned beneath Heather Common, or in the underground parking proposed for (future) Medi-Tech Building 4, immediately to the south. Ideally, staff prefer that the disability (and other ancillary) parking required to serve ICORD were provided on-site; however, if this is not achievable, as indicated by the applicant, then at a minimum the overall parking needs must be met through the precinct-wide parking supply and the disability spaces must be located conveniently to ICORD.

Furthermore, the Parking and Loading Management Plan (prepared by Bunt and Associates, July 28, 2005 as a requirement of the Master Plan) suggests that an access ramp (Option B) to the Heather Common Parkade be located to the west of the ICORD development to serve as the western access point. This suggests that, without further design development, the disabled parking located to the west of the site is of temporary nature only. Further design development of the parking layout to the west of the development should confirm the layout's compatibility with and confirm the feasibility of a 10th Avenue to future Heather Common parkade connection. (See Standard Condition A.2.11)

The precinct has had a historical deficit of approximately 200 parking stalls. The recently prepared "Detailed 5-Year Parking Plan (2006-2011)" documents that the historical parking deficit will be virtually eliminated once the new AACC parking pool (596 parking stalls) comes on line in 2006. Subsequently, the deficit will fluctuate but remain smaller than the current deficit through 2011, at which time the Heather Common parkade is slated to open and, thenceforth, provide the Precinct a surplus.

An updated Transportation Management Plan (TMP) for the Hospital Precinct was a requirement for approval of the Master Plan. In order for the TMP update to be completed, a full survey of hospital staff, visitors, and volunteers is required to update existing travel mode splits, define attitudes toward preferred modes, adjust policies and programs and update performance targets. The proper time to conduct a survey is in the Spring when all modes of transportation can best be observed. As such, acceptance of the updated TMP by the General Manager of Engineering Services will be required prior to occupancy (See Condition of Development Permit B.2.4), and a letter of commitment from VGH to submit the TMP update before the end of 2006 is required prior to issuance of this application's development permit. (See Standard Condition A.2.12)

Public Realm Improvements

The completion of the Master Plan (DE408792) will formalize the expected scope, quality and phased delivery of the precinct's public realm improvements via modifications to the owner's scope of work in the Services and Open Space Agreement.

Public realm improvements to City property along 10th Ave adjacent to the ICORD site, as shown on landscape drawings L1 and L2 should be consistent with the Master Plan (DE 408792 - not yet approved). The improvements should include pedestrian scale lighting, new sidewalk and street trees and will require the approval of the City Engineer. Installation of the public realm improvements to 10th Avenue will need to be coordinated with the 10th Avenue reconstruction project. A letter of credit in an amount to the satisfaction of the City Engineer to cover the cost of the work is required prior to development permit issuance. (See Standard Conditions A.2.2 through A.2.5)

Further 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)

Conditions addressing CPTED concerns are attached in Appendix A of this report.

OFFICE OF CULTURAL AFFAIRS

Cultural Affairs staff note that the redevelopment of the VGH Precinct has taken somewhat longer than originally planned. The Preliminary Public Art Plan and legal agreement registered at the time of the rezoning, 2001, envisioned a comprehensive approach to public art which may not be well served over the now proposed timeframe.

Staff also note that there has been some confusion regarding the application of public art to “hospital” uses when that use is contained within a mixed-use building which also contains uses not previously included in the CD-1. For these reasons staff are recommending an amendment to the Public Art Agreement to:

- clarify application of public art to only that floor area which was not included prior to the rezoning; and
- require the delivery of public art on a building-by-building basis and not on a precinct-wide basis, with a detailed Public Art Plan required as a condition of the issuance of the Development Permit for each building and the completion of the artwork on the issuance of an Occupancy Permit for each building.

See Condition 1.9 and Standard Condition A.1.14.

PARK BOARD

The obligation to create public open space on the Hospital grounds was conceived as a community amenity to mitigate the impact of the Laurel Pavilion development, and was secured in the 1998 Open Space Agreement between VGH and the City. At that time, it was thought that the open space would be achieved within a few years, but for a number of reasons, this did not happen.

The obligation to create public open space was recast in the 2000 Policy Statement, affirmed in the 2001 rezoning which among other changes allowed medi-tech uses, and was secured in the 2002 Services and Open Space Agreement. There are signs that some open space will be achieved shortly, south of 12th Avenue on the sites of the Energy Centre and the former Nurse’s Residence. The ICORD development application presents an opportunity north of 12th Avenue to build a small piece of the public open space that will eventually form the Heather Common.

The required public open space will fulfill many functions. It will help mitigate the impacts of increased development, provide respite for the neighbourhood and serve as a restful green space for patients, staff and visitors, while providing clarity to the urban form and an appropriate setting to the Heather Pavilion. Staff consider it important that every opportunity to incrementally build toward the full realization of the Heather Common be taken. Therefore, Park Board staff fully support the staff recommendation that the surface parking area shown east of the ICORD building be eliminated and that the length of the Willow Street Pedestrian Alignment adjacent to ICORD be developed as public open space, in accordance with the directions seen in the draft Public Realm Plan. (See Condition 1.1)

ENVIRONMENTAL PROTECTION BRANCH

A site profile was submitted with this development application and has been forwarded to the Ministry of Water, Land and Air Protection for their records. There are no requirements for this development application.

Prior to issuance of a Building Permit, an erosion and sediment control plan must be reviewed and approved by the Environmental Protection Branch. (Standard Notes to Applicant B.1.6) In addition, the Building Application must be reviewed with regard to the proposed wastewater treatment system and waste management plan.

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, fire fighting access and energy utilization requirements.

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

VANCOUVER COASTAL HEALTH AUTHORITY

The VCHA advises the applicant to take note of the following:

- (i) Detailed drawings of food/retail spaces are to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction;
- (ii) Detailed drawings of amenity spaces to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction; and
- (iii) All fresh-air intake portals are to be located away from driveways and parking/loading areas in order to prevent vehicle exhaust from being drawn in to the building.

NOTIFICATION

Two signs describing the application were installed on the site on February 2, 2006. On February 3, 2006, letters were sent to 410 neighbouring property owners advising them of the application. Two responses have been received to date. One response, from the strata council at 2577 Willow Street is attached, at the request of the writer, as Appendix H. The second respondent was concerned about the proposed height of the building and the potential impact on her views, but subsequently advised that she did not feel that she would be affected, after viewing the project model.

Staff Response to Appendix H letter:

The strata council's concern about the loss of green space relating to proposed surface parking to the east of the building is shared by staff and is addressed in Condition 1.1. Clarification of the retail area, a use encouraged by the Guidelines, is made in Standard Condition A.1.1. The strata also requests the building setback from West 10th Avenue be increased and height reduced, "or at least terraced." There is a 2 m step back or terrace at the 6th floor, and further design development to reduce the rooftop mechanical screen is required in Condition 1.3(b). The building wall along West 10th Avenue conforms to the building set backs and height established in the CD-1 zoning, except as noted in this report.

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.

The Staff Committee acknowledged the significance of this project but expressed concern that VGH has not responded satisfactorily to the Master Plan conditions of approval in a time frame that would have permitted the Form of Development to be reviewed by Council prior to the Board's consideration of the ICORD application. Notwithstanding this concern, the Committee was satisfied that the ICORD proposal generally complies with the Master Plan response as seen to date and that with the conditions recommended in this report, the application should proceed.

R. Michaels
Chair, Development Permit Staff Committee

S. Black, MAIBC
Development Planner

T. Chen
Project Coordinator

Project Facilitator: A. Higginson

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 provision of information clarifying the proposed retail use on the ground floor;

Note to Applicant: Identify if this is a stand-alone retail use or to be customarily ancillary to the principal use (Medi-Tech).

- A.1.2 provision and confirmation of the loss of floor area and site coverage area numbers for the partial demolition of the Annex Building and the Willow Chest buildings;

Note to Applicant: A site plan showing the extent of the partial demolition of these buildings is required. Also required are floor plans and elevations of the remaining BC Research and Willow Chest buildings showing the integration of new floor layouts and building facades where the line of demolition occurred.

- A.1.3 provision of site coverage statistics for this development;

Note to Applicant: A site coverage tracing overlay is required to confirm the site coverage area of the ICORD project.

- A.1.4 clarification on the number of loading spaces provided on this development;

Note to Applicant: Identify whether the loading spaces are to be used solely for this development, or are part of the overall Loading Management Plan. (See also Condition 1.9)

- A.1.5 provision of bicycle spaces in accordance with the Parking By-law;

Note to Applicant: A minimum of six (6) Class B (visitors') spaces are required at each public entrance. With two public entrances proposed, twelve (12) spaces are required. Although a Bike Storage room is proposed on the ground floor for Class A spaces, no details of the bicycle space layout area or bicycle racks are shown.

- A.1.6 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation, garbage and recycling area, and gas meter in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm;

Note to Applicant: Consider locating the generator below grade, to provide more parking or maneuvering space.

Standard Landscape Conditions

- A.1.7 confirmation that all hard and soft landscape elements are consistent with the VGH Master Plan and Guidelines;

- A.1.8 submission of a detailed landscape plan and plant list;

Note to Applicant: The plan should be at 1:100 or 1/8" = 1.0 ft. scale showing all hard and soft landscaping elements. The plan should be labeled in detail and include landscape specifications.

A.1.9 submission of large-scale sections through open space areas;

A.1.10 submission of a tree removal/replacement/retention/protection plan;

Crime Prevention Through Environmental Design (CPTED)

A.1.11 design development to provide greater security to the parking and loading areas;

Note to Applicant: Intent is to prevent cutting through areas not designated as public pathways. Provide gates at each end which can be closed during non-business hours. Indicate lighting and other measures to enhance the safety of parking lot users.

A.1.12 design development to reduce opportunities for graffiti;

Note to Applicant: Opportunities for graffiti can be mitigated by reducing areas of exposed wall, by covering these walls with vines, hedges, lattice or steel mesh or by using a protective coating material.

A.1.13 design development to reduce opportunities for skateboarding on the open spaces;

Note to Applicant: This can be achieved with non-smooth paving material and planter walls that step or have reveals cast into concrete planter sitting edges.

Office of Cultural Affairs

A.1.14 submission of a detailed public art plan, in accordance with a Public Art Plan as approved through the Master Plan (Condition 1.9), with respect to this “assessable rezoning building”, to the satisfaction of the Managing Director of Cultural Services.

Note to Applicant: The art plan for this building must be submitted and accepted prior to permit issuance.

A.2 Standard Engineering Conditions

A.2.1 clarification of charges shown on title;

Note to Applicant: A charge summary is required. All legal notations, non-financial charges, liens and interests registered on title to the lands which may affect this application must be evaluated to determine whether they impact on the proposed development. The applicant's lawyer must submit to the City a title summary containing the following information:

- a copy of the Land Title Office search for all lots involved in the application;
 - a summary of the contents of each notation, non-financial charge, lien or interest on title containing a general description of the issues address by the document. *The summary must also provide the lawyer's opinion as to whether the notation, charge, lien or interest will impact on the application and if so, how;* and,
 - a copy of any of the notations, non-financial charges, liens or interests which may impact on the application.
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The letter enclosing the title summary must be addressed to the City of Vancouver.

- A.2.2 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- funding for the "Tenth Avenue Works" is required.

Note to Applicant: Refer to section 2.3 (a)(iv) of the Services and Open Space Agreement. Contact Dane Doleman of Engineering Services at 604.871.6722 for further details.

- funding for the "Oak Street Works" is required.

Note to Applicant: Refer to section 2.3 (a) (iii) of the Services and Open Space Agreement. Contact Dane Doleman of Engineering Services at 604.871.6722 for further details.

- deposit is required for Public Realm improvements to West 10th Avenue, as denoted on sheet L1 and L2.

Note to Applicant: Timeline for Public Realm improvements on City street to be coordinated with the rebuild of West 10th Avenue (the "Tenth Avenue Works").

- A.2.3 provision of pedestrian scale lighting to Public Realm improvements (sheet L1 and L2) on West 10th Avenue. At Building Permit submission, electrical design for pedestrian scale lighting will be required;

Note to Applicant: Design shall include photo metrics.

- A.2.4 deletion of the proposed 12" x 12" split face granite pavers from Public Realm improvements to City street (as denoted on sheet L1 and L2). The treatment shall be replaced with a 12" exposed aggregate strip;

Note to Applicant: A sample of the exposed aggregate strip shall be submitted to Engineering Services for review and approval.

The VGH Public Realm plan contemplates the split face granite pavers within the following areas only: north side of West 12th Avenue between Heather and Willow Streets, west side of Heather Street between West 12th and West 10th Avenue, and the south side of West 10th Avenue between Willow and Heather Streets to frame restored Heritage Heather Pavilion.

- A.2.5 provision of the Public Realm improvements to extend westward to Laurel Street;

Note to Applicant: The landscape plans must also be revised accordingly.

- A.2.6 provision of clearly indicated property lines on landscape drawing L1 and L2;

Note to Applicant: An updated copy of the landscape plans shall be submitted directly to Engineering Services for review.

- A.2.7 provision of additional design grades on both sides of proposed crossing at lobby entrance and at all exits adjacent the West 10th Avenue property line;
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A.2.8 clarification of the new crossing serving westerly parking area;

Note to Applicant: If this area is to be approved as part of this development application, then arrangements shall be made to the satisfaction of the General Manager of Engineering Services for a crossing application.

A.2.9 clarification of garbage storage and pick up operations;

A.2.10 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for all canopies over City property;

A.2.11 design development to the parking layout west of the building to confirm compatibility of the layout with the possible connection from West 10th Avenue to the future Heather Common Parkade, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: See Condition 1.2i of the VGH Preliminary Development Permit approval in principle.

A.2.12 submission of a letter from VGH, committing to submit the completed update to the Transportation Management Plan by December 31, 2006.

A.3 Standard Vancouver Coastal Health Authority Conditions

A.3.1 confirmation shall be submitted, in the form of a notation by the applicant on the final plans, that mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to:

- minimize the noise impacts on the neighbourhood and comply with Noise By-law #6555; and,
 - reduce adverse air quality on the neighbourhood.
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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 February 15, 2006. 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 **September 27, 2006**, 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.1.6 An erosion and sediment control plan must be submitted, reviewed and approved by the Environmental Protection Branch, prior to issuance of a Building Permit.

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 within 60 days of the date of 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 within six (6) months of the date of 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 An Occupancy Permit for the ICORD project will not be issued, until the updated Transportation Management Plan for the VGH Precinct has been accepted by the General Manager of Engineering Services.
 - B.2.5 This site is affected by the Development Cost Levy By-law No. 8149. Levies will be required to be paid prior to issuance of Building Permits.**
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Processing Centre - Building

The following comments are based on the architectural drawings prepared by Musson Cattell Mackey Partnership dated November 18, 2005 which have been submitted for the Development Application, DE409911. This is a cursory review in order to identify issues which do not comply with Vancouver Building by-law #8057.

Building comments:

Ground level:

- 1) The sliding exit door from the lobby is to comply with 3.3.1.11
- 2) The above grade stairways need separation from the below grade stairways per B-3.2.6.2(2)

Fire comments:

- 1) The building safety facilities are to be coordinated per Article 3.2.5.20
- 2) A 2m wide unobstructed path must be provided to the main entrance, per Sentence 3.2.5.6(2)

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.
