

2.1.2 Precinct Character

This Rezoning comprises the first steps of a project that will create a new Acute Care Centre within a park-like setting, maintaining and enhancing the site's campus quality. However, the phases included in the Rezoning only begin to hint at this shift in character. The new Acute Care Centre is essentially an infill building, and will be largely hidden by the surrounding buildings of the former Shaughnessy Hospital.

Site circulation will remain via the internal Ring Road providing access to all major building entrances and parking facilities. Improvements to site access will include an upgrade to the main Oak Street vehicular entrance.

The new Child Day Care Centre and Family Stay and Respite Housing to be completed in Phase 1 will create a new "Family zone" in the south end of the site, specifically the southeast and southwest corners of the site. These will be low-rise buildings, only 1-4 storeys, and working with the grades of the existing berm in the southwest corner, it will be possible to conceal the mass of the Child Day Care Centre when viewed from 32nd Avenue. Using careful siting and landscaping it should be possible to preserve much of the original character of the existing berm. A 16m landscape buffer will be retained along 32nd Avenue, preserving the mature trees which border the site and screen the neighbours from the Hospital. A 17m setback will retain a portion of the existing open green space located between Heather Street and the new Family Stay and Respite Housing.

The Wellness Walk (described in detail in Section 9.2) which will eventually form a continuous circuit around the site, will be implemented throughout the project as the adjacent areas are developed. In the phases which form part of the Rezoning application, the Wellness Walk will be developed along the full length of 28th Avenue, along Heather Street from 28th Ave to the existing vehicle entry point, and along the internal Ring Road north of the Family Stay and Respite Housing.

