

2.2 Street Character

The 25 - 30 year Master Plan places the main Children's and Women's Hospital in the centre of the site which supports purposeful green open spaces surrounding the building. Inevitably, a large institution such as this creates a significant building, but the massing is deliberately articulated to reduce the overall scale and then pulled to the center of the site to minimize the impact of the buildings on the lower scale residential neighbourhood that surrounds it. The resultant "green buffer zone" that surrounds the new Hospital will allow a semi-public amenity that creates a soft transition between the Hospital and the neighbourhood.

This results in a more "campus-like" organization, rather than a massing where buildings are more directly oriented to the existing street patterns that is common in a more traditional urban setting. The new Acute Care Centre is being developed at the centre of the site, largely surrounded by existing buildings. As a result, it will have very little impact on the surrounding street character. See *section 2.5-View Analysis* for images showing the projected impact of the new building when viewed from the neighbourhood.

Where development along the edges occurs, the building forms and massing should respond to the scale of the residential neighbourhood. The existing berm along 32nd Avenue should be maintained where possible and landscaping should be of high quality.



Heather Street Partial East Elevation



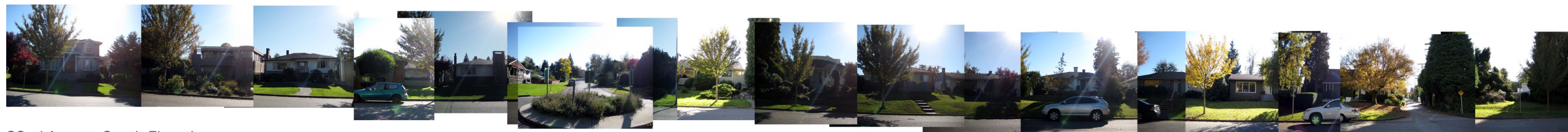
33rd Avenue Partial South Elevation



Oak Street Partial West Elevation



28th Street Partial North Elevation



32nd Avenue South Elevation