

ST. VINCENT'S HEATHER

REZONING: CD-1(82) TEXT AMENDMENT

Providence Health Care

dys architecture

749 WEST 33RD AVENUE | VANCOUVER BC MAY 2023

ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



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PROJECT TEAM |

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TEL: 604-484-8560

PROJECT INFORMATION | MASTER PLAN

PROJECT NAME:	ST.VINCENT'S HEATHER MASTER PLAN - REZONING TEXT ADMENDMENT	2022-04-28
PROJECT ADDRESS:	749 WEST 33RD AVENUE, VANCOUVER, BC	
LEGAL DESCRIPTION:	BLOCK 1170 PLAN VAP 14699 DISTRICT LOT 526 NWD	
ZONING:	CD-1 (82)	

SUSTAINABILITY TARGETS

LEED Gold Certification
Building Energy and GHG Reductions to COV limits
Enhanced Building Envelope
Enhanced Commissioning
Energy System Sub-metering
Climate Risk and Resilience Assessment & Mitigation
Stormwater Management

DESCRIPTION OF PROJECT:

THE PURPOSE OF THE PROJECT IS TO AMEND THE EXISTING CD-1 (82) ZONING TO PERMIT THE DEVELOPMENT OF A LONG TERM CARE HOME ON SUB AREA B AND UTILIZE THE REMAINING DENSITY FOR RENTAL HOUSING ON SUB AREA D.

LEGAL DESCRIPTION:

PID 007755414, FN 730159070000, BLOCK 1170, DISTRICT LOT 526, VAP 14699

SETBACKS:	REQUIRED	PROVIDED
FRONT YARD	9m W 33rd Ave	9m
SIDE YARD	17m Heather St	17m
SIDE YARD	n/a	n/a
REAR YARD	4.6m W 32nd Ave Ext.	8.5m

SITE AREA:	SF*	SM	NOTE: TOTAL SITE AREA M2	
GROSS SITE AREA: 30190 M2*	324,962 SF	30,190 m²	PER BYLAW CD-1 (82)	30190
DEDICATIONS (ROAD):	*25,188 SF*	*2,340 m²*	SURVEY	30198
NET SITE AREA:			* NOTE: AREA USED IS FROM BYLAW	

ARBORIST REPORT SUMMARY

All city trees associated with this development are recommended for retention. There is a stand of 63 young Larch trees (7-11 cm caliper) growing within the devopment site. These make up the majority of recommended removals. A stand of mature linden trees are growing on a slope on the northwest corner of the property with 2 mature giant sequoias and a large willow. Most of these trees are retainable with the proposed development except for one giant sequoia and one linden that are in conflict with the proposed bike lane connecting to Willow Street.

SITE DENSITY (FLOOR AREA RATIO CALCULATION or FLOOR SPACE RATIO CALCULATION)

DESCRIPTION	DENSITY:	ALLOWABLE AREA	
		SF	M
ALLOWABLE FAR*	1.4	454,947 SF	42,266 m²
ADDITIONAL FAR			
TOTAL DENSITY AREA:	1.4	454,947 SF	42,266 m²
DENSITY (EXCLUDED FROM FAR):	*1517.400*	*EXCLUDING PARKING*	
TOTAL DENSITY AREA (W/EXCLUDED AMENITY)	*20984.620*	*EXCLUDING PARKING*	

SUB AREAS	STORIES	PERMITTED DATUM HT	PROPOSED DATUM HT
B	13	110.9M	131.5
D	12	102.2M	123.8

NOTE: BUILDING PROPOSED HEIGHT IS APPROXIMATE BASED ON SURVEY, NOT COV BUILDING GRADES. ADDITIONALLY. MEASUREMENT IS TO PRINCIPAL PARAPET AND DOES NOT INCLUDE APPURTENANCES, SUCH AS ELEVATOR OVER-RUNS, MECHANICAL EQUIPMENT AND STAIRS.

AREA CALCULATIONS (m²)

PROPOSED FLOOR AREA DISTRIBUTION			
FSR AREA	SITE AREA: 30190 M2 X 1.4FSR =		42,266 m²
SUB AREA			
A	HONORIA CONWAY	Existing	5,286 m²
C	ST. JOHN PAUL II PASTORAL CENTRE	Existing	6,105 m²
REMAINDER FLOOR AREA AVAILABLE FOR DEVELOPMENT			30,875 m²
B	LONG-TERM CARE BUILDING	Proposed	19,467 m²
D EAST	6 STOREY RESIDENTIAL - RENTAL	Proposed	4,374 m²
D CENTRE	12 STOREY RESIDENTIAL - RENTAL	Proposed	7,034 m²
D FOREST			0 m²
			42,266 m²

CLARIFICATION OF DESITY AVAILABLE FOR SUB AREA LOT D

Note: Following development of the Long-Term Care Home on Sub Area Lot B (19,467 sm) **11, 408 sm** will be available for developing rental housing on Sub Area Lot D.

Text Amendments have been proposed on A0.08 to:
1. Provide clarity regarding the calculation of floor area on Sub Area B where there are steep slopes to the North and where Building Grades were only available on W33rd (see A0.03) making it difficult to determine where the Base Surface might be.
2. Modify exclusion clauses that would apply to Sub Area B, the Long-Term Care Home, to increase the floor area available to Sub Area D for rental housing.

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PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

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PROJECT A220501
DRAWN AL **CHECKED** DJ

SCALE NTS
DATE 5/5/2023

A0.01

ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT

SUB AREA LOT B: LONG-TERM CARE BUILDING PROPOSED											
	TOTAL	EXCLUDABLE AREA FROM FSR		TOTAL	EXCLUDABLE AREA FROM GFA					TOTAL	
								VARIANCE	VARIANCE		
LEVEL	GROSS FLOOR AREA(GFA)	CHILD CARE (SQM)	AMENITY (SQM)	F.S.R. (SQM)	BALCONIES (SQM)	BALCONIES (%)	CANOPIES (SQM)	UTILITY ABOVE BASE SURFACE (SM)	PARKING ABOVE BASE SURFACE (SM)	NET AREA(SQM)	EFFICIENCY (SQM)
Level 1 parking 02	1351.3		0.0	1351.3	0.0	0.00%				1132.8	84%
Level 2 parking 01	935.5		301.4	634.1	27.3	0.14%		120.0	162.6	414.7	44%
Level 3	2312.4	499.2	699.2	1112.5	86.2	0.44%	239.8			595.7	26%
Level 4	1632.9		0.0	1631.4	604.2	3.10%				1180.2	72%
Level 5	1632.9		0.0	1631.4	186.1	0.96%				1180.2	72%
Level 6	1632.9		0.0	1631.4	186.1	0.96%				1180.2	72%
Level 7	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
Level 8	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
Level 9	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
Level 10	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
Level 11	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
Level 12	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
Level 13	1628.0		0.0	1626.5	186.1	0.96%				1175.3	72%
ROOF	91.1			89.7							
TOTALS	20984.6	499.2	1000.6	19467.2	2392.6	12.3%	239.8	120.0	162.6	13910.7	67%

NOTE: CD-1(82): 6.6 COMPUTATION OF FLOOR SPACE RATIO MUST EXCLUDE: (C) WHERE FLOORS ARE USED FOR OFF-STREET PARKING AND LOADING, THE TAKING ON OR DISCHARGING OF PASSENGERS, BICYCLE STORAGE, HEATING OR MECHANICAL EQUIPMENT, UNDERGROUND UTILITY CORRIDORS AND WALKWAYS, OR USES WHICH, IN THE OPINION OF THE DIRECTOR OF PLANNING, ARE SIMILAR TO THE FOREGOING, THOSE FLOORS OR PORTIONS THEREOF SO USED, WHICH ARE AT OR BELOW THE BASE SURFACE, EXCEPT THAT THE MAXIMUM EXCLUSION FOR A PARKING SPACE MUST NOT EXCEED 7.3 M IN LENGTH;

NOTE: THE GROSS FLOOR AREA HAS ONLY INCLUDED INTERIOR SPACES. HOWEVER, BY DEFINITION PORTIONS OF THE PARKING AND MECHANICAL AREA MAYBE ABOVE THE BASE SURFACE AND MOVED NORMALLY FROM PART OF FSR. HOWEVER, THE APPLICATION AISLES FOR A VARIANCE FOR THESE AREAS TO BE EXCLUDED.

ROOM DISTRIBUTION	UNIT TYPES		TOTALS
	TYPICAL	BARIATRIC	
Level 4-13	237	3	240

CHILD CARE DISTRIBUTION								
	TOTAL NET INDOOR AREA		COVERED OUTDOOR SPACE		OPEN OUTDOOR SPACE		TOTAL OUTDOOR AREA	
	REQUIRED (SQM)	PROVIDED (SQM)	REQUIRED (SQM)	PROVIDED (SQM)	REQUIRED (SQM)	PROVIDED (SQM)	REQUIRED (SQM)	PROVIDED (SQM)
TODDLER (0-3)	139.8	214.6	33	35.02	137	162.73	170	197.75
PRE SCHOOL (3-5)	163.5	190.6	45	47.64	305	470.84	350	518.48

* Child Care Breakdown Refer to Child Care Spec

PARKING SUMMARY							
	REGULAR STALLS	ACC.STALLS	SMALL CAR	ELECTRIC	VISITOR	TOTAL	**Vehicle parking supply for the long-term care building exceeds the City's minimum bylaw requirements.**
parking Level 1	38	2				40	
parking Level 2	38	7				45	
	76	9	0			85	NET Total

PARKING DISTRIBUTION					NOTE: SECTION 4 PKG BYLAW
	REQUIRED	PROPOSED (NET)	PROPOSED (ACCx2)	SIZE	
COMMUNITY CARE FACILITY	60	58	66	2.5~2.9m W x 5.5m L x 2.0m H	NOTE: PARKING BYLAW 4.2.3.1 COMMUNITY CARE FACILITY CLASS B GROUP RESIDENCE. 1 SPACE PER FOUR BEDS.
CHILDCARE (2 FOR STAFF)	7	7	8	2.5~2.9m W x 5.5m L x 2.0m H	CHILDCARE DESIGN GUIDELINE 1.6 ONE PARKING STALL FOR EVERY EIGHT FULL-TIME EQUIVALENT CHILDCARE SPACES; TWO PARKING STALLS FOR STAFF.
					4.8.4 B) NON-RESIDENTIAL USES: ACCESSSIBLE 1 SPACE FOR FIRST 500 M2 AND 0.4 SPACE/ 1000M2 AFTER.
REPLACEMENT OF EXISTING (RCAV)	20	20	20	2.5~2.9m W x 5.5m L x 2.0m H	PARKING BYLAW 4.8.1 ARE SIZES OF REGULAR PARKING STALLS AND ACCESSIBLE PARKING STALL
				2.5~4.0m W x 5.5m L x 2.3m H	PARKING BYLAW 4.1.8 NUMBER OF SMALL CAR SPCAES NOT EXCEED 25% OF THE TOTAL PARKING SPACES
	87	85	94		PARKING BYLAW 4.8.2: SIZE OF SMALL CAR SPACES: 2.3m W x 4.6m L x 2.0m H

LOADING / PASSENGER LOADING DISTRIBUTION				NOTE: SECTION 5 / 7PKG BYLAW	
	REQUIRED	PROPOSED	SIZE		
CLASS B LOADING	7	2	3.0m W x 8.5m L x 3.8m H	NOTE: PARKING BYLAW 5.2.3 COMMUNITY CARE FACILITY CLASS B GROUP RESIDENCE. CLASS B: ONE SPACE PER 2800 SQM ;	**Class B loading supply requires variance as they do not meet the bylaw requirement but have been deemed acceptable as the proposed supply is expected to adequately serve the building and its program use.**
CLASS A PASSENGER LOADING	3	3	2.5m W x 6.5m L x 2.0m H (Pa.) 2.5m W x 5.5m L x 2.0m H (Ri.)	PARKING BYLAW 7.2.2.1 COMMUNITY CARE FACILITY CLASS B GROUP RESIDENCE.	
CLASS B PASSENGER LOADING	2	2	4.0m W x 11~14m L x 3.5m H (Pa.) 4.0m W x 6~7m L x 3.5m H (Ri.)	CLASS A: ONE SPACE PER FROM 80 TO 159 BEDS, AND TWO SPACES PER FROM 160 TO 199, AND ONE ADDITOINALSPACE PER 80 OR MORE BEDS. CLASS B: ONE SPACE PER FROM 15 TO 119 BEDS, AND TWO SPACES PER 120 OR MORE BEDS. PARKING BYLAW 7.3 AND 7.4 ARE SIZE-REUIQMRENT FOR CLASS A AND CLASS B	
	12	7			

BICYCLE DISTRIBUTION					NOTE: SECTION 6 PKG BYLAW	
	REQUIRED	PROPOSED		TOTAL		
		CLASS A	CLASS B			
COMMUNITY CARE FACILITY	3	12	14	26	NOTE: PARKING BYLAW 6.2.2.1 COMMUNITY CARE FACILITY-CLASS B GROUP RESIDENCE. CLASS A: ONE STALL PER 100 BEDS.	**Bicycle parking supply for the long-term care building exceeds the requirements stated in the City's Parking By-law 6059. An additional 9 Class A and 27 Class B bicycle parking stalls have been provided.**
CHILDCARE	2		6	6	CHILDCARE: ADDITIONAL 2 CLASS A PARKING STALLS.	
	5	12	20	32		

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STATISTICS LONG-TERM CARE - REZONING -

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A0.02

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SUB AREA LOT D: RESIDENTIAL PROPOSED

TOTAL POTENTIAL DENSITY (FSR)

UNIT TYPE	BC HOUSING MIN UNIT AREA (SQM)	UNITS PROVIDED	RATIO	TOTAL NET RES. AREA (SQM)	EFFICIENCY	POTENTIAL DENSITY (FSR)	AMENITY EXCLUDED (SQM)	TOTAL FSR (SQM)	
				AREA (SQM) X UNIT COUNT		AREA (M) X EFFICIENCY			
1 BED	49.0	105	60%	5,145.00	82%	6,274.39			
2 BED	67.0	52	30%	3,484.00	82%	4,248.78			
3 BED	86.0	17	10%	1,462.00	82%	1,782.93			
TOTAL		174	100%	10,091.00		12,306.10	*1070.00	**11,236.10**	PROPOSED
TOTAL AVAILABLE FSR								**11,408.10**	AVAILABLE
								-171.90	DIFFERENTIAL

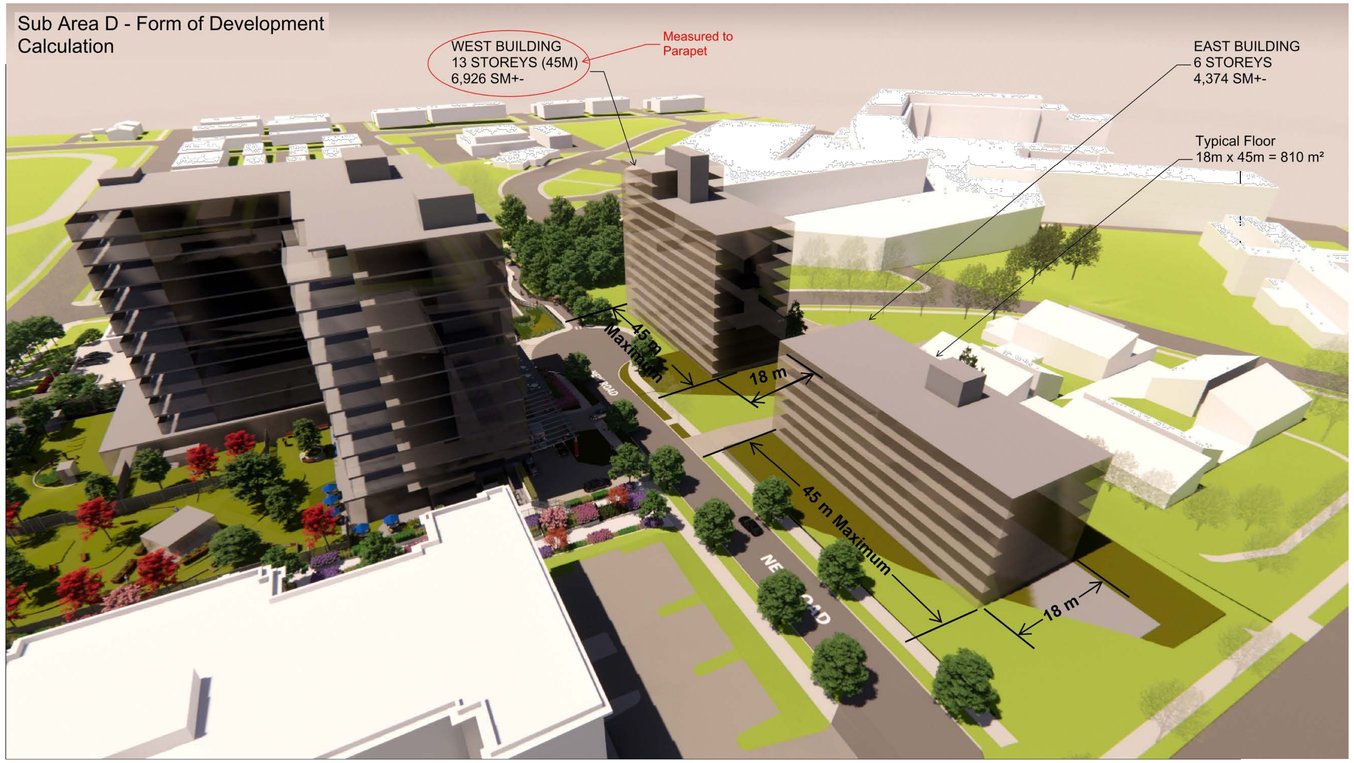
*** It was requested that the East Building would have approximately 930 m² ± of amenity area. The West Building would likely have about 140 m² of amenity space for a total exclusion of 1070 m²**

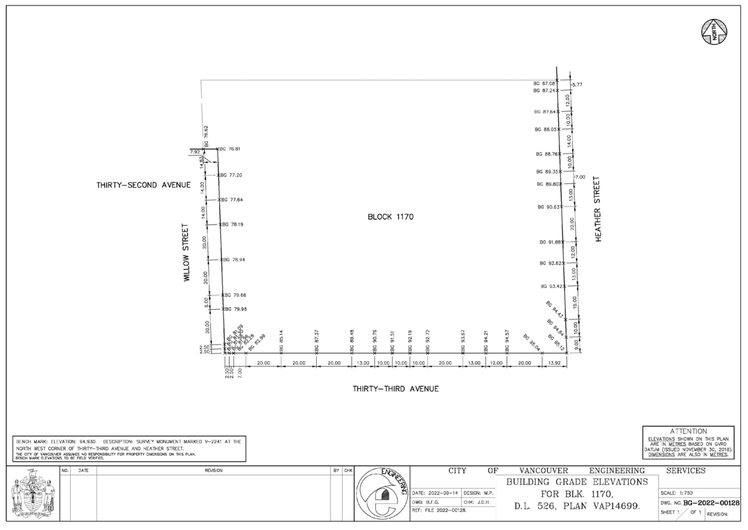
**** In creating the form of development the typical floor area is (45m x 18 m) 810m² of gross area. Typically, the FSR area is about 0.9 of the gross area ±. The FSR per floor would then about 730m² ±. With the total available FSR being 12,478 m² ÷ 730m² then there would be about 17.0 floors of development. The East Building is anticipated as being about 6 storeys of wood frame construction and the West Building of concrete. The first floor of the West Building will be a partial level so a 12th floor (partial) was added.**

PARKING CALCULATION				**NOTE: SECTION 4 PKG BYLAW**
	EAST BUILDING	**WEST BUILDING**	**TOTAL REQUIRED**	
MINIMUM 1/70M2 FLOOR AREA	**52**	**122**	**174**	NOTE: PARKING BYLAW 4.2.1.4 MULTIPLE DWELLING UNIT USED. MIN 1 SPACE / 70M2 TOTAL FLOOR AREA.
VISITOR SPACES 0.05/UNIT	3.0	6.0	9.0	
ACCESSIBLE	TBD	TBD	TBD	
TOTAL	**52**	**122**	**174**	

LOADING SUMMARY				**NOTE: SECTION 7 PKG BYLAW**
	EAST BUILDING	**WEST BUILDING**	**TOTAL REQUIRED**	
CLASS A	1	1	2	NOTE: 7.2.1 CLASS A - A MINIMUM OF ONE SPACE FOR ANY DEVELOPMENT WITH 50 TO 125 DWELLINGS.
CLASS B	0	0	0	
CLASS C	0	0	0	

BICYCLE STORAGE SUMMARY				**NOTE: SECTION 6 PKG BYLAW**
	EAST BUILDING	**WEST BUILDING**	**TOTAL REQUIRED**	
CLASS A	150	178	328	NOTE: 6.2.1.2 CLASS A AND B. 1.5/DU UNDER 65M2, 2.5/DU OVER 65 AND UNDER 105 M2. CLASS B: 2 SPACES + 1 SPACES/20 DU OVER 20.
CLASS B	3	7	10	





PLOT STAMP: 2023-May-05 @1:30pm — P:\A220501 — Providence — St. Vincent\CAD\A220501_cv_stats.dwg — A0.03

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PROJECT A220501
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SCALE NTS
DATE 5/5/2023

A0.03

TOPOGRAPHIC SITE PLAN OF BLOCK 1170 DISTRICT LOT 526 PLAN 14699

Scale 1 : 250

0 5 10 15

ALL DISTANCES ARE IN METRES

CURRENT CIVIC ADDRESS:
4875 – HEATHER STREET,
VANCOUVER, BC

Legend

- Bottom of Feature
- Building Line
- Catch Basin
- Electrical Box/Service Box
- Fence Line
- GL Gutterline Elevation
- LD Gutterline Letdown
- Gas Valve
- Gate Post
- Guy Wire
- Hedge Line
- Hydrant
- Inspection Chamber
- Lamp
- Lawn Basin
- Manhole
- Monitoring Well
- Parking Meter
- Sanitary Manhole
- Sign
- Spot Elevation
- Storm Manhole
- Top of Feature
- TREE/DEC:ø0.15/r2.0/1523 (Tag Number / Drip Line Radius / Trunk Diameter)
- Utility Pole
- Water Metre
- Water Valve

BLOCK 1009
PLAN 10359

SRW PLAN BCP34093

SRW PLAN 11473

EASEMENT PLAN BCP25630

EASEMENT PLAN BCP25629

LEASE PLAN BCP25628

LEASE PLAN EPP31312

COVENANT PLAN EPP31951

COVENANT & SRW PLAN EPP32454

BLOCK 1170
PLAN 14699
AREA = 30198 m²
4875 - HEATHER STREET

Willow Street

Heather Street

W. 33rd Avenue

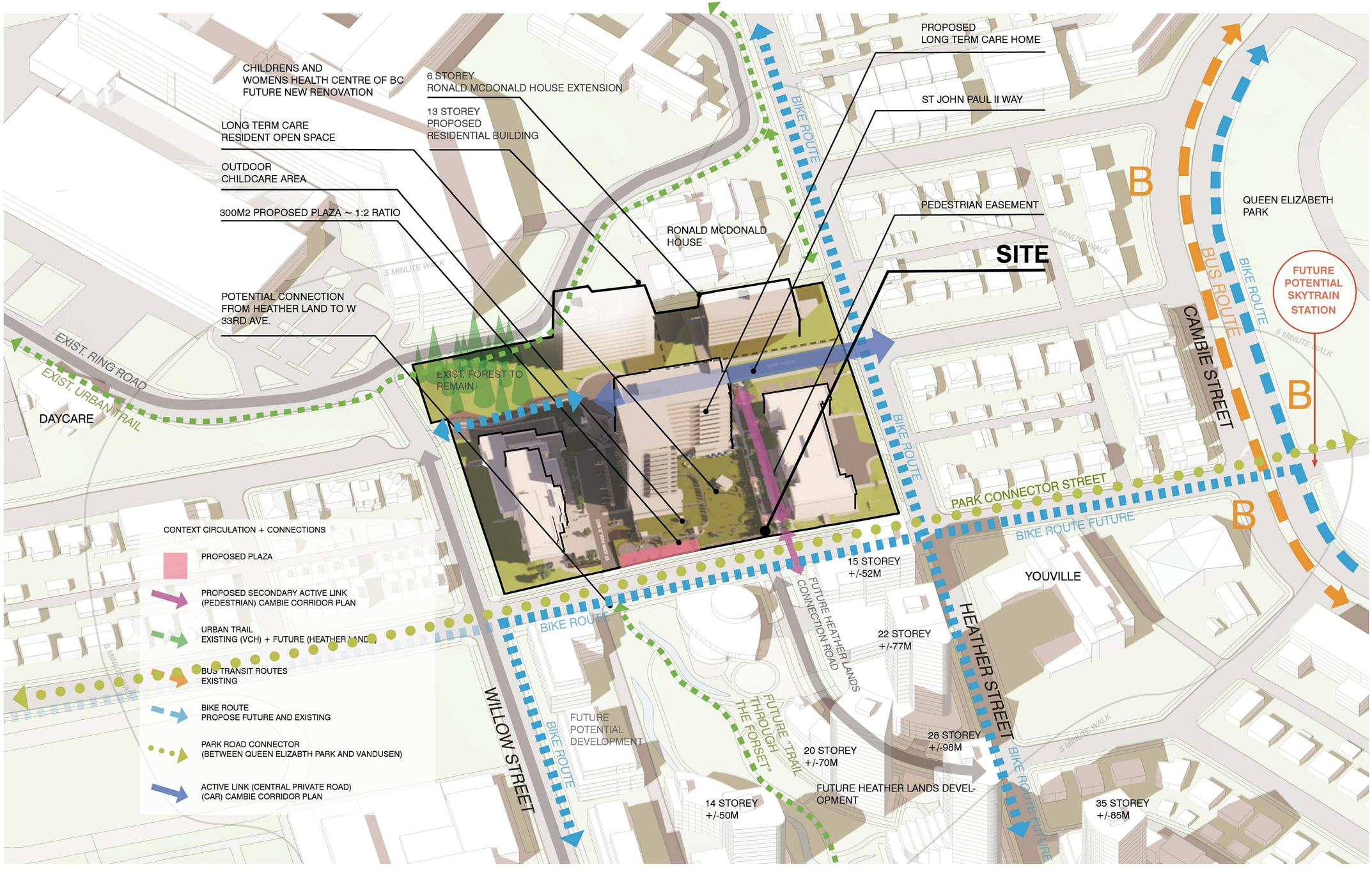
PROPERTY BOUNDARIES	DRAWING NOTES	ELEVATION DERIVATION
– PROPERTY BOUNDARIES SHOWN ARE DERIVED FROM FIELD SURVEY. – OFFSETS TO PROPERTY BOUNDARIES ARE NOT TO BE USED TO FOR BOUNDARY DETERMINATION – CHARGES WITHOUT ACCOMPANYING PLANS HAVE NOT BEEN SHOWN, REFER TO CURRENT CERTIFICATE OF TITLE FOR ADDITIONAL CHARGES.	– TREE DIMENSIONS AND SPECIES SHOULD BE CONFIRMED BY A CERTIFIED ARBORIST. TRUNK DIAMETER MEASURED 1.4m ABOVE GRADE. – FEATURES SHOWN ARE VISIBLE AT GROUND LEVEL. NO SURVEY OR RESEARCH HAS BEEN CONDUCTED FOR BURIED SERVICES. – BUILDING LOCATIONS ARE SHOWN TO THE EXTERIOR FACE OF THE EXTERIOR WALL.	ELEVATIONS DERIVED FROM CITY OF VANCOUVER MONUMENT V–2241 LOCATED AT THE INTERSECTION OF W. 33rd AVENUE AND HEATHER STREET ELEV. = 94.930m CVGD28GVRD (2018)

DATE OF FIELD SURVEY
ORIGINAL: JULY 13, 2020
INSPECTED: MARCH 29, 2023

CURTIS VAN HOVE B.C.L.S.

H.Y. Associates Land Surveying Ltd.
British Columbia Land Surveyors
#200, 9128 - 152nd Street
Surrey, B.C. V3R 4E7
Tel. 604-583-1616
File: 205477L5
Dwg: 205477_TO_R.DWG

ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



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PROJECT

PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

URBAN CONTEXT SITE CIRCULATION

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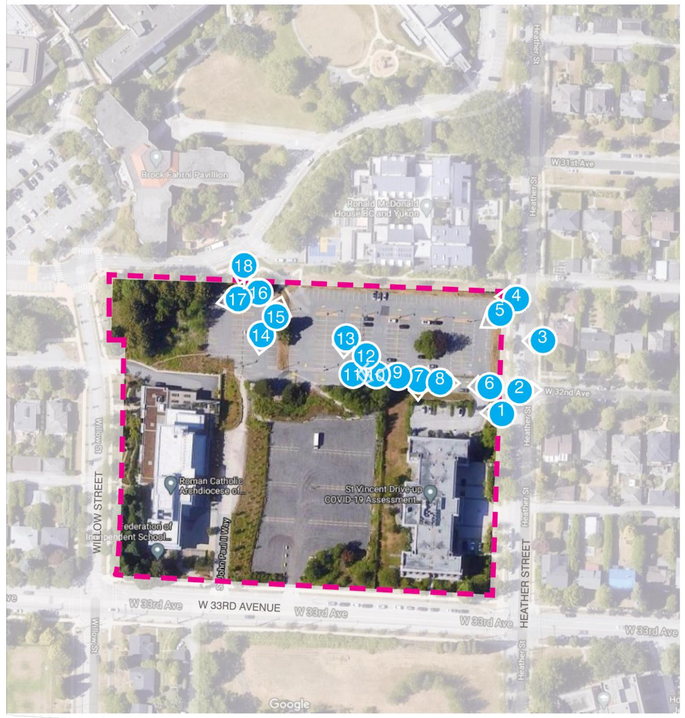
PROJECT A220501
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A0.04

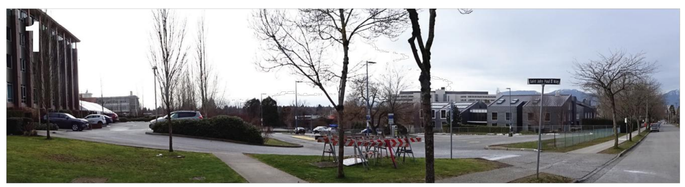
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ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



CONTEXT VIEW KEY PLAN 1

VIEWS KP1 1-18

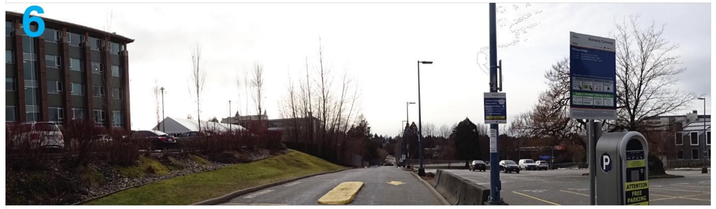






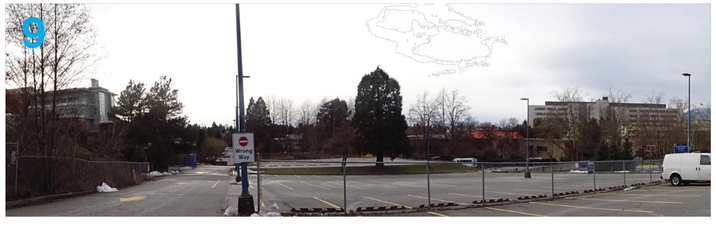










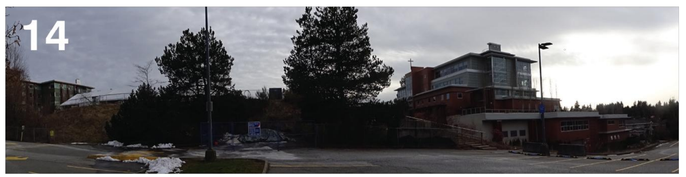




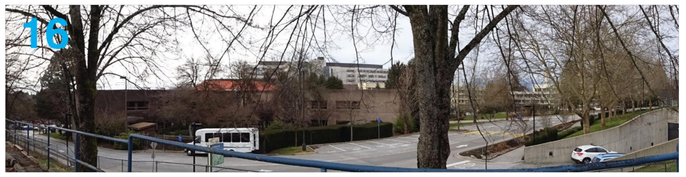
















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749 WEST 33rd AVENUE
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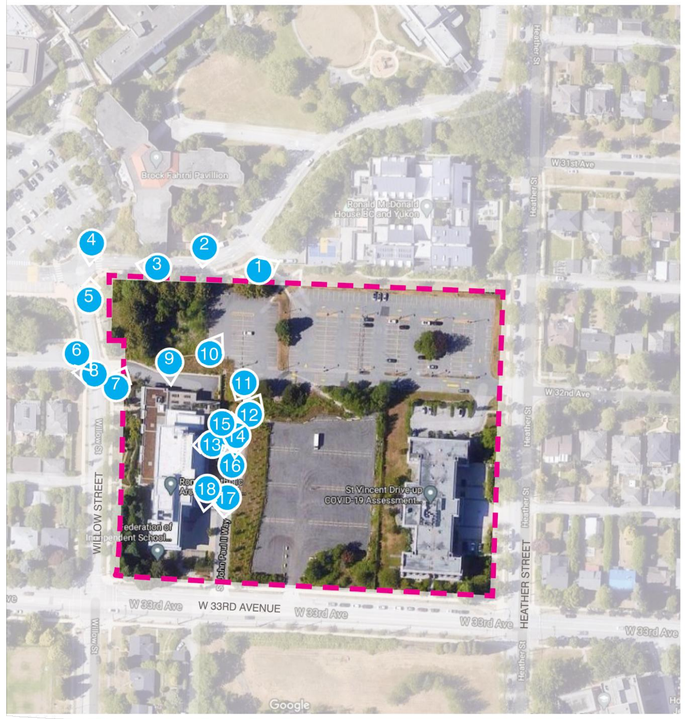
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ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT

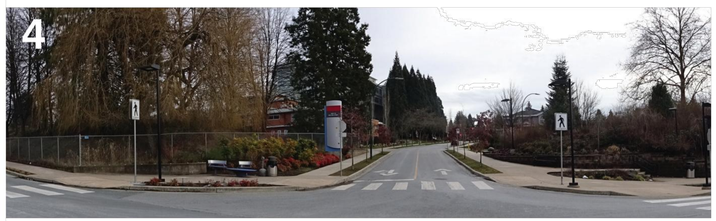


CONTEXT VIEW KEY PLAN 2
VIEWS KP2 1-17

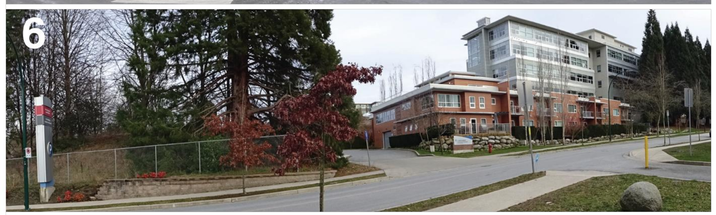




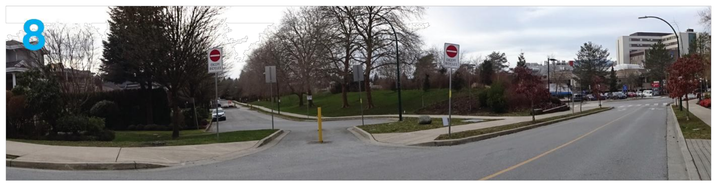
































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749 WEST 33rd AVENUE
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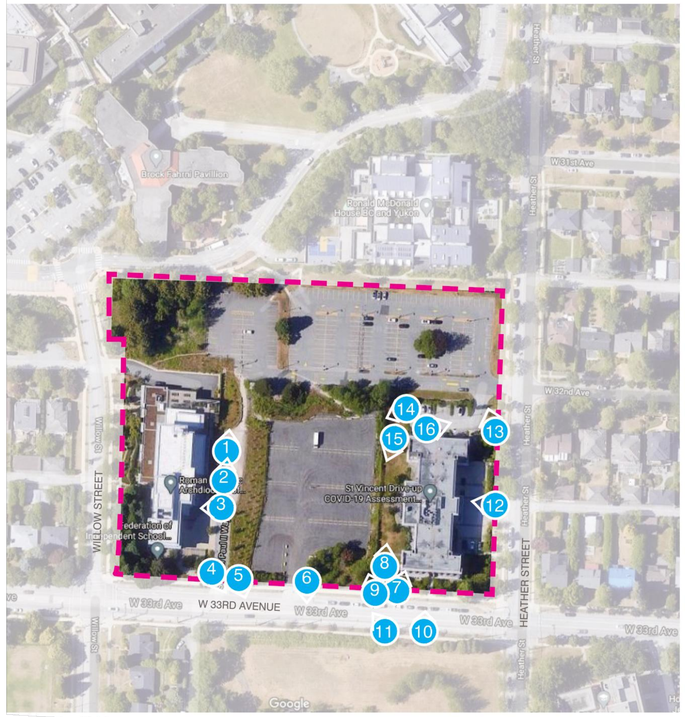
PROJECT A220501
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SCALE NTS
DATE 5/4/2023

A0.06

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ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



CONTEXT VIEW KEY PLAN 3

VIEWS KP3 1-16















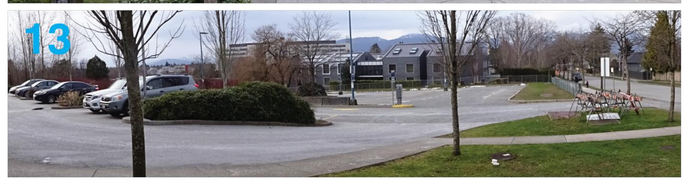






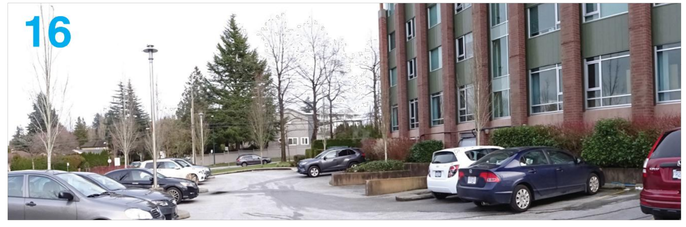












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ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



Intent of the Rezoning Text Amendment

The intent of this rezoning is to amend the existing St. Vincent's Heather (SVH) CD-1 (82) to provide for the development of the remaining two sub areas for:

- The development of a 13 storey, 240 bed Long-Term Care Home (LTC) on Sub Area B and
- To utilize the residual available density for the site to create rental housing opportunities on Sub Area D in buildings of 6 and 13 storeys in height.
- A forest preserve will occupy approximately 20% of the western portion of Sub area D

In addition, the proposed Long-Term Care Home and rental housing development will bring to fruition aspects of the 2008 amendment where: Rights of Ways were created for a:

- Private Road that will provide an extension of West 32nd from Heather Street west into the SVH site
- Through block access between Sub Areas A and B connecting West 33rd Avenue to the Private Road

In Kind Community Amenity Contributions were established to provide for:

- A fully equipped child day care facility on the SVH site of approximately 900 m² (9,687.5 sq. ft.) of gross floor area and contiguous outdoor space would accommodate a 37-space licensed child care program, in addition to required staff and parent drop-off parking.
- A 300 m² (3,229.2 sq. ft.) multi-purpose facility, designed with adequate storage to accommodate a wide variety of uses, at a broad range of hours. Community access to this facility will be secured through a Community Agreement.
- An adult day care program (ADP) of 500.5 m² (5,387.3 sq. ft.) in gross floor area. Please note: this CAC commitment was met in 2018, with the opening of an ADP on a partner Providence site at the Youville Residence, at 4950 Heather Street, which is one block east of the St. Vincent's Heather site. Prior to Covid the Youville ADP served about 42 clients with approximately 12-15 clients visiting each day. Post Covid the Youville ADP currently has 27 clients total and with about 8- 10 clients attending each day.

This 2023 Amendment will also fulfill a goal of section 4.5.2. of the Cambie Corridor guidelines to provide:

- A Minor Urban Plaza of 300 m². The minor urban plaza has been situated in the south west corner of Sub Area B. It has been positioned in this location to act as a connecting node to the terminus of the Heather Lands “woodland trail” on the south side of West 33rd Avenue.

  The plaza will extend east in front of the child care along West 33rd to provide an entrance plaza for the facility. In addition, a double row of trees has also been added along the West 33rd sidewalk paralleling the southern edge of Sub Area B to further enhance the pedestrian experience.

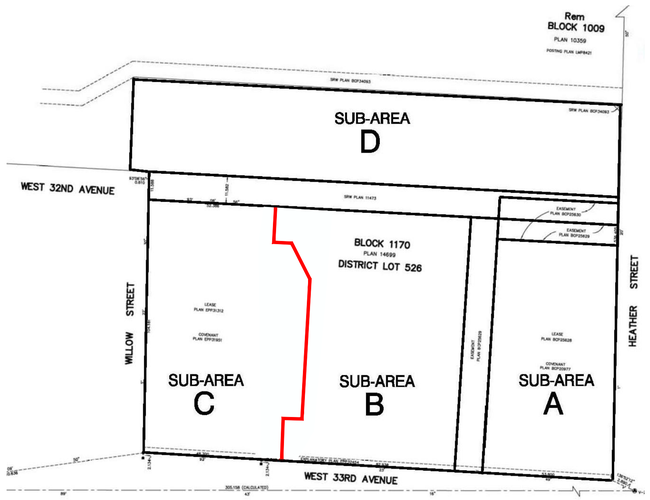
Proposed Adjustments to CD-1 (82)

The following modifications to the existing zoning are requested in support of developing the Long-Term Care Home on Sub Area B and to maximize the opportunity for rental housing on Sub Area D:

1. **Uses:** Add the following uses to 3.2 c) **Secured Market Rental and Below Market Rental Housing, Senior Care Home**

2. **Conditions of Use:** Add the following uses to 4.2 **Seniors Care Home on Lot B. Secured Market Rental and Below Market Rental Housing on Lot D**

3. **Sub Areas:** Adjust the demising line between Sub Areas B and C



4. **Density:** No increase to the 1.4 FSR is requested. However, to maximize the opportunity for affordable rental housing on Sub Area D, the following adjustments are requested to areas that can be excluded:

   6.6 c) where floors are used for off-street parking and loading…… please remove: **“which are at or below the base surface”.** Due to the steep slopes on the site from West 33rd Avenue to the northern boundary, portions of the level 2 parking level may be calculated as above the base surface.

   6.6 f) amenity areas…..please add: 2 000 m² **“within each sub area”**

   6.7 a.i) balconies….please add: the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided **“or must not exceed 12% of Long-Term Care Home floor area being provided”**

5. **Height:** Increase building heights

   7.1 b) ~~110.9 m~~ **131.5 m** in sub-area B;

   7.1 d) ~~100.9 m~~ **123.8 m** in sub-area D

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PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

REZONING INTENT

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ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT

Addressing Critical Community Needs

This Rezoning Amendment has been prompted in response to the urgent need to:

- Improve the delivery of Long-Term care to seniors in a more contemporary domestic residential setting
- Add Child Care spaces
- Increase the inventory of community gathering space
- Provide more affordable housing rental units.

Improving the Delivery of Long-Term Care to Seniors

The development of the Long-Term Care Home will provide a more contemporary model of care where residents will live in “homes” with groupings of 12 seniors each. Each floor of the Care Home will have two homes on each level. The model of care is to create a domestic setting that focuses on achieving more independence for the residents. All dining will be within each home. Portions of their meals may be prepared within the home itself. Each home will incorporate generous balcony terraces so residents can enjoy an outdoor experience in a safe environment.

Achieving this in a tower form will provide improved service delivery by providing food services and groceries through central elevators. Similarly, staff will be able to move through floors through the convenience of the elevator and stair systems. This will also improve way finding for visitors.



The Green House Homes at Mirasol in Loveland, Colorado provides an example of senior care in a more home-like environment:
https://www.denverpost.com/2014/12/19/green-house-project-focuses-on-companionship-engagement-for-elders/

In addition to improving the delivery of Care to Seniors in the home, the addition of a Child Care Facility along with a 300 m² Multi-purpose community room will provide a more interactive environment for the residents. The Child Care Facility will have a capacity for 12 Toddlers and 25 Pre-school Children. The building will also provide a café for staff and residents that will also have public access.

History of the St. Vincent's Heather Site

The development of a Long-Term Care Home on the St. Vincent's Heather property maintains a long-standing tradition of providing for the health care needs of the community. St. Vincent's Hospital began operations in 1939 with the opening of the 100-bed St. Vincent's Hospital on Heather Street. In 1952, an additional 100 beds were added. Extended Care and Geriatric Psychiatry programs were added to the hospital in 1970. It served the Vancouver community until its closure in 2004.

Building on the site where St. Vincent's hospital stood for 65 years, Providence Health Care, in partnership, with the Roman Catholic Archdiocese of Vancouver, is furthering the legacy of care that was begun by the Sisters of Charity of the Immaculate Conception. Providence Health Care is one of the largest faith-based healthcare organizations in Canada.

Providence provides healthcare services in partnership with Vancouver Coastal Health, the Provincial Health Services Authority, and the University of British Columbia. Providence Health Care operates nine sites in Vancouver, including: St. Paul's Hospital, Mount St. Joseph Hospital, Holy Family hospital, Youville Residence, Marion Hospice, and Saint Vincent Sites: Honoria Conway, Brock Fahrni Pavilion, and Langara.

Providence Health Care's current focus is the renewal and redevelopment of their residential care facilities to provide consolidated services in a Campus of Care model to serve the demanding needs of Seniors.

The St. Vincent's campus consists of 7.5 acres between Heather and Willow Street on the north side of 33rd Ave. The Catholic charities of the archdiocese, as trustees of the legacy of the Sisters of Charity of the Immaculate Conception, granted a 75 year lease to the healthcare society for the delivery of services dedicated to seniors care.

The SVH LTC Home will replace 126 beds at Holy Family Hospital and 99 beds at Mount St. Joseph's Hospital and add 15 net new bed spaces, resulting in a total of 240 single bedrooms for residents configured in small households. Small households align with 2020 VCH LTC Design Guidelines and the objectives of the PHC Home for Us initiative to enhance the care experience for residents using a resident-directed social-relational model of care. Learning from the COVID-19 Pandemic, single bedrooms and small households will also enhance resident safety by facilitating infection control and outbreak management practices.



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REZONING INTENT

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ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT

The site was originally zoned in 1972, and has been the subject of several Rezoning Amendments since St. Vincent's Hospital closed in 2004:

- **2005**: a Rezoning Amendment provided the opportunity to develop the south east corner of the site for a four-story building with 60 assisted living units for seniors and eight independent living units for adults with disabilities.

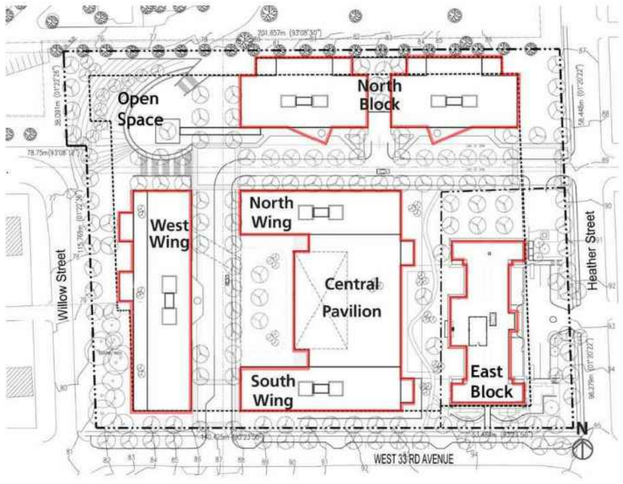
- **2008**: the Rezoning Amendment was provided to enable the remaining portions of the site to be re-developed over several years with a focus toward a Campus of Care. It addressed future uses and proposed a density increase from a Floor Space Ratio (FSR) of 1.0 to 1.4. At that time, the proposed development predicted four separate buildings, ranging in height from three to six storeys.

  The amendment offered several public benefits:

  a) A child day care facility

  b) Community access to, and use of, a multipurpose facility by non-profit groups for a nominal charge/useage fee

  c) An adult day care facility providing geriatric outreach day programs (now provided at the adjacent Youville Residence since 2018)



2008 Master Plan

- **2013**: an amendment was created to add General Office and Dwelling Uses to the south west Sub Area C. It enabled the development of a six-storey, 6,438 m2 (69,299 sq. ft.) Pastoral Centre.

- **2023**: This text amendment proposes changes to the height of the buildings on Sub Area B and the “Uses” expanded to include rental housing on Sub Area D .

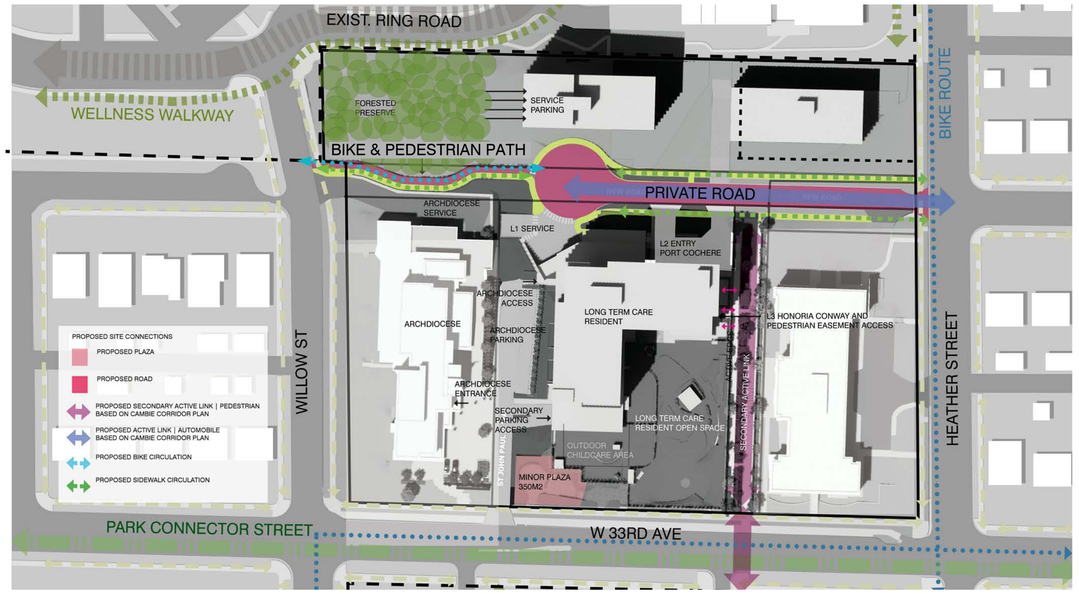
In developing Sub Area B for the Care Home, Providence Health Care will be incorporating a Child Care Facility for 37 children (12 toddlers and 25 pre-schoolers), a 300 m² multipurpose room available for booking by the community and a café for residents, staff and the public.

While an Adult Day Care Program (ADP) was originally contemplated for the SVH site in 2008, Providence Health Care opened the ADP at the Youville Residence in 2018, just a block away. The ADP has capacity for 20 people but currently only 10 to 12 seniors attend the program.

Providence has reallocated the area originally designated for the ADP in the St Vincent's Long-Term Care Home to resident communal uses that will better support the needs of the elderly living at the facility.

Sub Area B:

The major change from the 2008 Campus of Care model is transitioning the Long-Term Care Home to a 240-unit, vertical model of care. In part, this is due to the operational model that provides two 12-person houses with a more home-like environment on each floor. The tower form allows for the housing of more residents, shortens the connectivity to the central kitchen and other building supports through the elevator systems. Way finding for visitors is improved as well.



The additional benefit of the tower form is the creation of a large garden area with a southern orientation. This will allow the Long-Term Care Home residents to enjoy the outdoors in a secure area along with staff and visitors.

The development of Sub Area B will also see the completion of the through-block access between Sub Area A and B along with a minor public plaza in the south west corner of Sub Area B.

In 2008, a private road was originally designed to extend between West 32nd Avenue and Heather Street and then bend south between Sub Area B and C. At a later date, the Cambie Corridor guidelines contemplated the road, instead, extending from Heather to Willow. However, the steep grades on the site, the location of the Archdiocese's Pastoral office's loading area and the intent to retain the forested area in the north west corner of the property has caused the road to be terminated in a cul-de-sac with a pedestrian/bicycle link connecting down to Willow Street.

Sub Area D:

Sub Area D: As the last phase of developing the site, the residual density will be allocated to Sub Area D with a focus on providing rental housing (hence the request to expand the allowable uses on the SVH site to allow for the rental housing). Currently, Providence Health Care is in discussions with Ronald McDonald House to develop the east building on Sub Area D to further their services. The west building site will provide the opportunity for a mid-rise multi-unit rental building.

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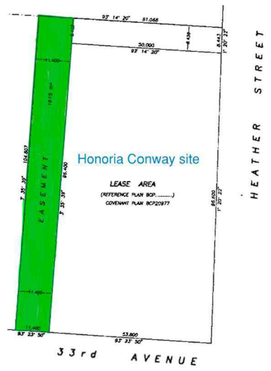
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Evolving the Campus of Care

Phase 1 - St. Vincent's: Honoria Conway:



In July 19, 2005, the CD-1 By-law No. 4671 was amended to allow for the development of Lot A in the south east corner of 749 West 33rd Avenue. It was created to allow a four-storey assisted living project.

In August of 2008, St. Vincent's: Honoria Conway opened on the site of the former St. Vincent's Hospital, offering a residence for seniors who live independently with assistance. (The Assisted Living residence is named for Sister Honoria Conway, foundress of the Sisters of Charity of the Immaculate Conception)

In developing Honoria Conway, an 11.4 m wide through-block access was created on what would eventually become Sub Area B.



The Assisted Living residence is named for Sister Honoria Conway, foundress of the Sisters of Charity of the Immaculate Conception.

Phase 2 - St. John Paul II Pastoral Centre:

The Pastoral Centre is a six-storey building with offices, auditorium, chancery, and chapel for the Catholic charities at the Archdiocese of Vancouver. The development also includes nine dwelling units for retired clergy which are situated on Willow Street on the west side of the principal building.



Phase 3 - Long-Term Care Home:

Funding has been approved by the Province to build a 13 storey 240 resident Long-term Care Home on Sub Area B. The project will provide a Child Care Facility for 12 toddlers and 25 pre-schoolers and a 300 m² (3,229.2 sq. ft.) multi-purpose facility designed to be available for use by the community.



Phase 4 - Rental Housing:

There is an opportunity for Rental Housing on Sub Area D. This development are is under separate consideration from this proposal. The forested area to the west end of Sub Area D is intended to be preserved.



Land Ownership

Ownership of the SVH property is a fundamental issue in moving forward with the development of the site. The Archdiocese oversees the disposition of the Catholic Charities' land. They have stipulated that in developing the final aspects of the site that the ownership of the land will remain with the Catholic Charities. They will provide Providence Health with a long-term lease to allow for the development of the LTC Home. A similar arrangement will be made for the housing sites on Sub Area D.

In addition to the land continuing to be owned by the Catholic Charities, the Archdiocese has placed several conditions on developing the remainder of the site:

- The extension of West 32nd Avenue through the site is required to remain a private road under the ownership of the Catholic Charities.
- The extension of West 32nd Avenue west of Heather by means of the private road must terminate in a cul-de-sac. The site slopes, the proximity of the Archdiocese's Pastoral office building loading and the forest preserve negate the opportunity to extend the private road through to Willow Street. Although, a bike/pedestrian path will connect the cul-de-sac through to Willow Street. An alternative was examined to route the private road to the Children's and Women's Health Centre of BC's Ring Road. However, Provincial Health Services Authority (PHSA) who operates the site felt that since the inner Ring Road is used for emergency access the connection would be unsafe.
- The western portion of Sub Area D must be retained as a forest preserve.



- The parking lot along the eastern edge of the Archdiocese office must remain and be kept for the Archdiocese's private use. It is not to be used or encumbered by a pedestrian easement.



- The earth berm along the eastern edge of the Archdiocese's parking area is to be restored following redevelopment of the LTC Home.
- The Archdiocese requires a private access into the Long-Term Care parking from their parking lot to compensate for the loss of 20 stalls when the surface parking area on Sub Area D is developed.

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Site Topography

The majority of Sub Area B (noted with red hatch) is relatively flat with a slight grade change dropping east to west along West 33rd Avenue by 3.03 m before descending down the bank (noted in green hatch) a further 2.79 m to the Archdiocese parking lot below. A similar steep slope condition occurs along the north boundary of parcel B (also in green hatch).

There is a gradual grade change along the property's eastern edge of 4.53 m before reaching the bank in the north east corner of the site and dropping a further 2.29 m down to the newly formed West 32nd Avenue private road extension. The shift in grade diagonally from the high point at the south east corner to the north west corner is a drop of 4.46 m before again dropping a further 6.25 m to West 32nd Avenue



Parcel D, hatched in blue above, descends 7 m from it south east corner at Heather Street down to the western edge of the forest preserve at its south east corner. There is also a cross fall at Heather of about 1.5 m from south to north. There is also a steep bank ranging from 1.0 m to 1.5m along the northern property line.

Form of Development

Sub Area B - Long-Term Care Home

Key Issue: In developing the Long-Term Care Home, the functionality of the resident floor both for operational purposes and comfort for the seniors, was of critical concern. There will be 10 resident floors over one full floor of support and amenity spaces and then two lower partial floors for further services and a multipurpose room wedged against the slope. The resident floors become the form driver.

Current Trends in Long-Term Care

The model of care has shifted significantly from an institutional health care base to a more residential environment that focuses on seniors emotional and mental well being.



Conceptual Rendering - Social Model Dining Area

"Balance between health, safety and dignity must be achieved."

BC Resident Bill of Rights

Institutional model (Traditional)

Focus on treatment / interventions. Residents follow facility staff routine. Staff make decisions for residents. Environment is the staff's workplace Activities are structured.

→

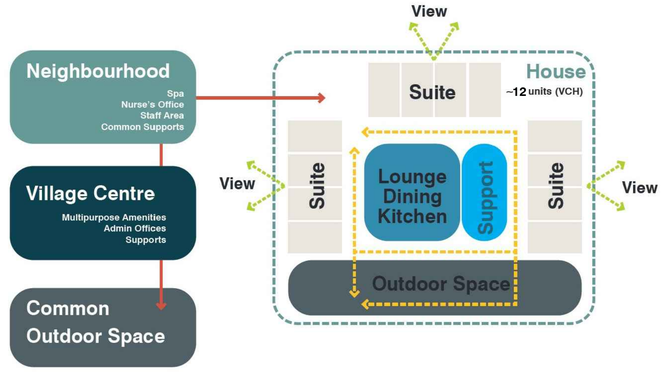
Social model (Current)

Focus on 'living' with support of medical care. Staff follow residents' routines. Residents are supported to make decisions. Environment is the residents' home. Activities are flexible and spontaneous.

Long-Term Care Housing Model

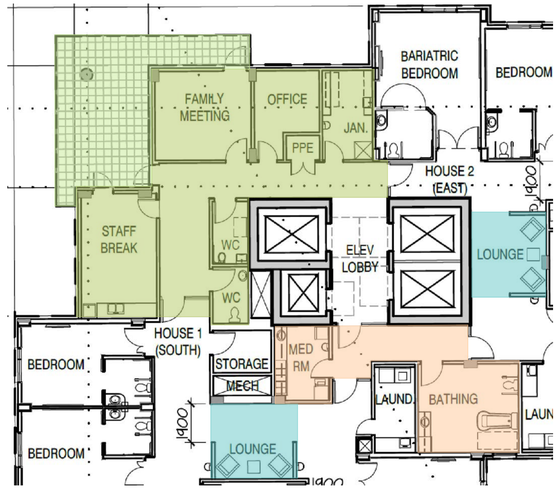
Typical Household Floor:

Of critical concern in developing the plans for the Long-Term Care Home was to create the most optimal typical resident floor layout while orienting the outdoor spaces to the south. Each floor will have two households with 12 residents each along with a central Support and Administrative area and other shared spaces known in Long-Term Care language as the "Neighbourhood".



Neighbourhood:

The "Neighbourhood" is located in the north west corner of the floor with one household extending east while the other runs south. The floor layout has a more public corridor (front-of-house) oriented to the outside wall with a staff meeting room, family area, nurse's office and medication room. There is a private zone on the inner portion of the floor (back-of-house) which provides access from each household through a separate door. This zone provides access to the housekeeping room and private access for residents to the spa/bathing room.



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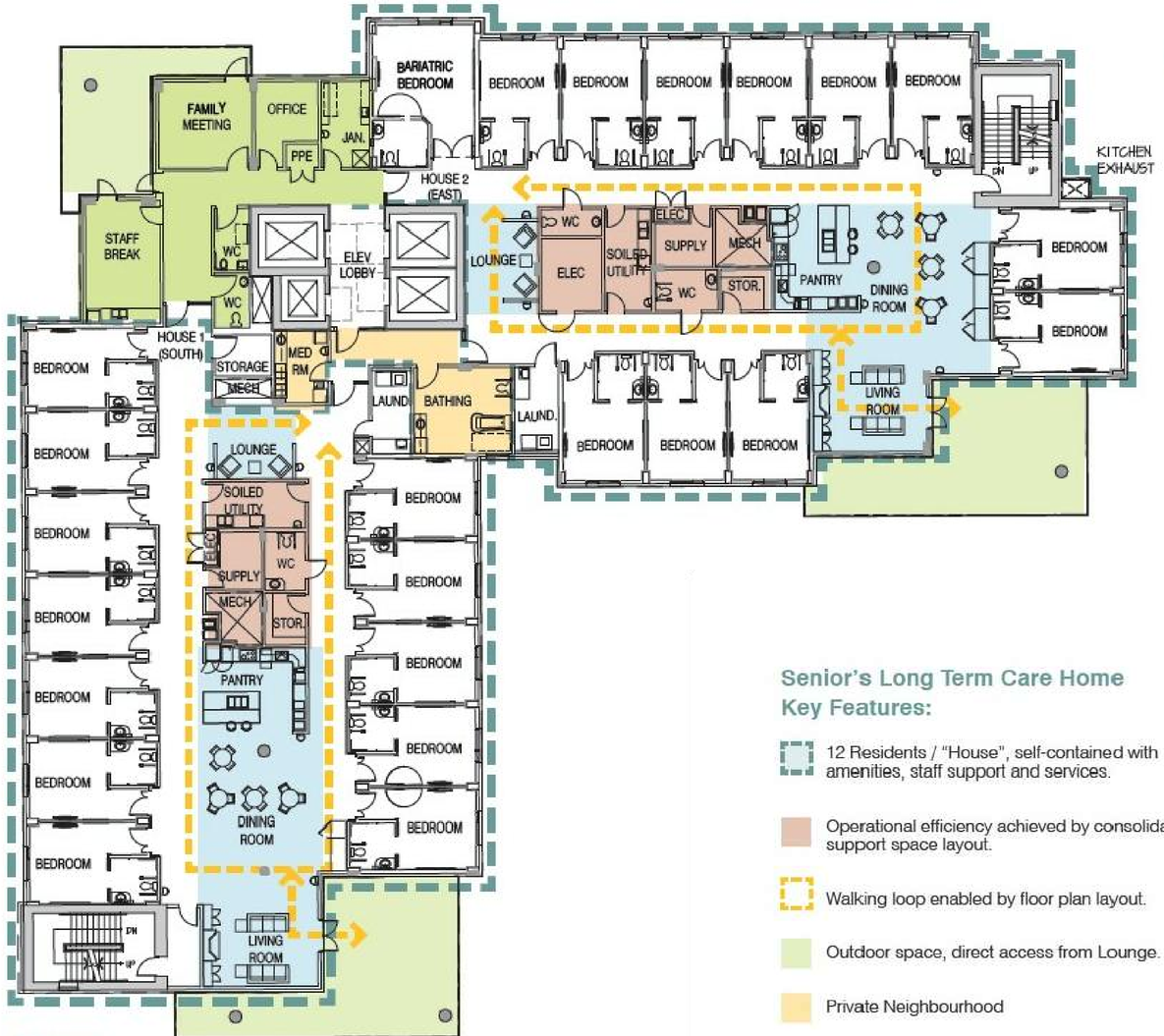
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Long-Term Care Typical Floor



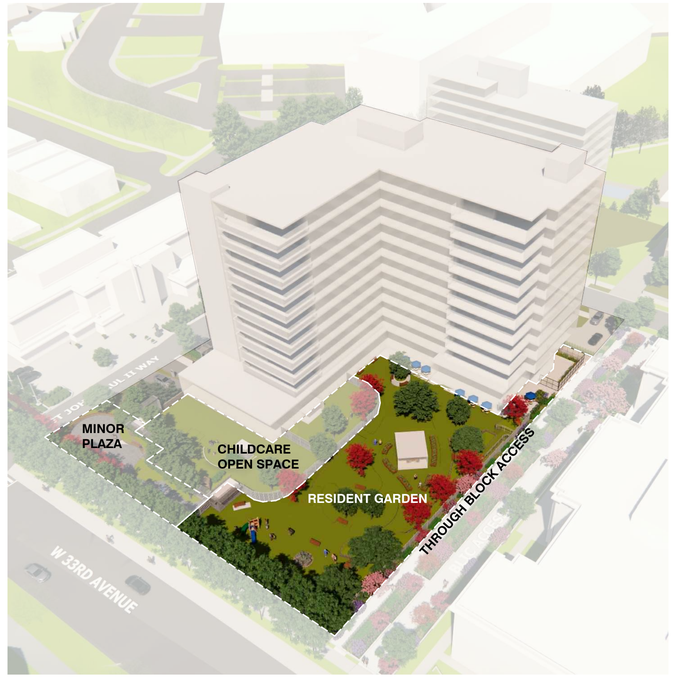
Senior's Long Term Care Home Key Features:

- 12 Residents / "House", self-contained with amenities, staff support and services.
- Operational efficiency achieved by consolidated support space layout.
- Walking loop enabled by floor plan layout.
- Outdoor space, direct access from Lounge.
- Private Neighbourhood
- Public Neighbourhood
- Village Centre

Building Positioning - South Facing Open Space:

The principal focus of the concept for the long-term care home was to have an expansive at-grade, secured south facing open space for residents and visitors to the care facility.

This concentrated the main built form to the north side of the project which complemented the limitation of only being able to achieve access to the care home from St. John Paul II Way on the north side of the Care Home.



The south facing resident open space will provide a variety of walking and community experiences. A café in the north east corner of the open space will have outdoor seating. There will be an garden pavilion for outdoor gatherings and generous walking paths.

Along the western edge of the garden space will be an active link where parents and their children will connect to the north entrance outdoor entry to the child care area. Portions of the Child Care open space will be in a secured area adjacent to the resident garden.This will create opportunities for seniors to interact with younger generations.

West of the resident garden will be the West 33rd entry, plaza and open space area for the Child Care Facility. Just west of the Child Care entry plaza will be the Public Minor Plaza

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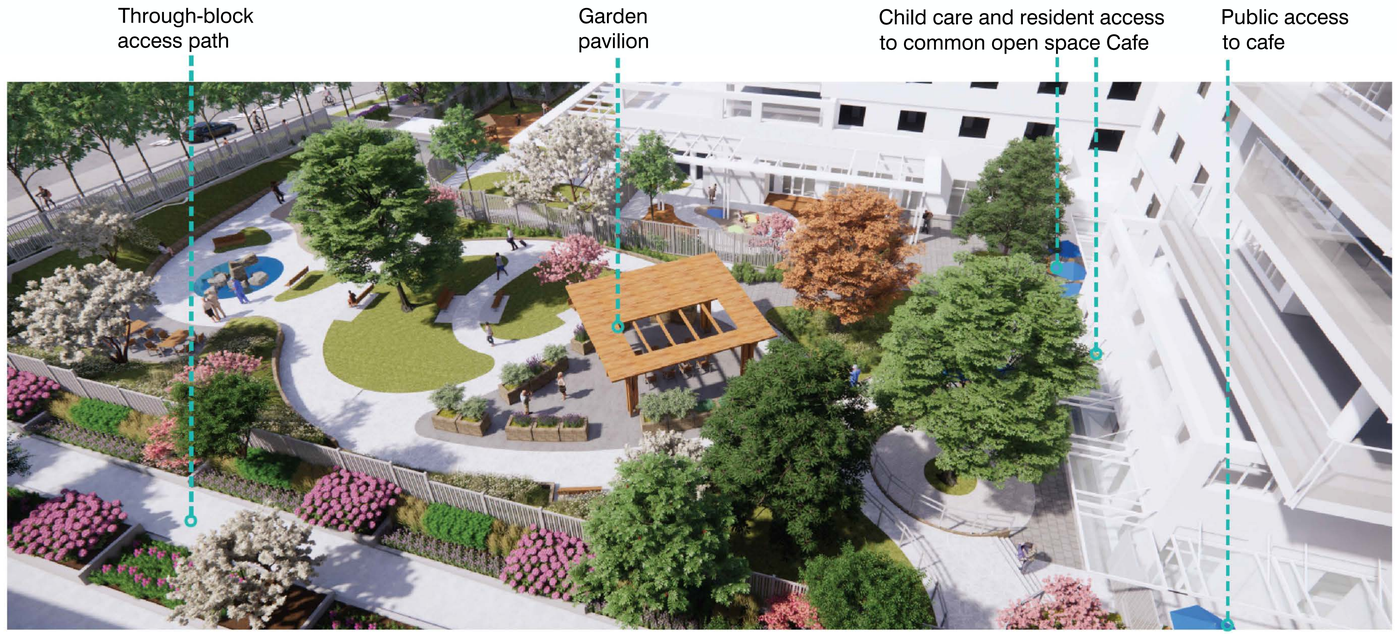
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Resident Common Outdoor Space



View looking south west into the Long-Term care secured resident open space

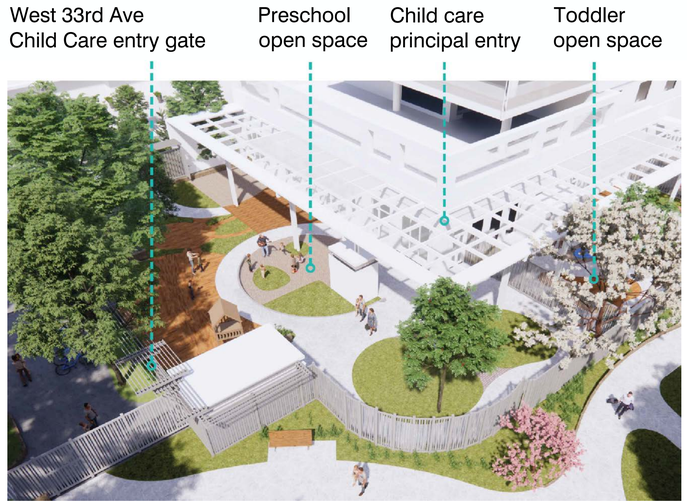


View looking north west resident common open space to Children's play area

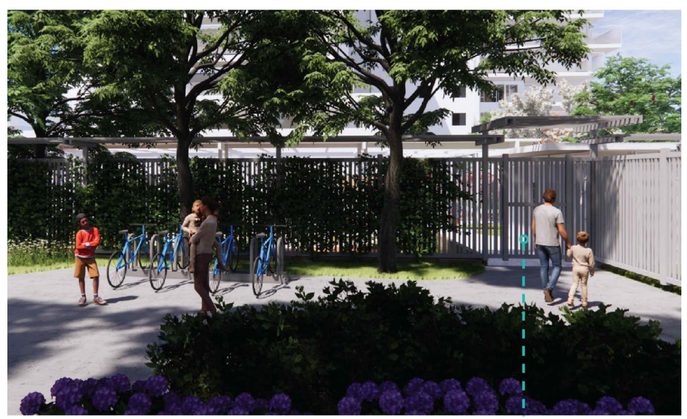


View looking Child Care and resident access to common open space

Child Care Outdoor Space



View looking north west to Child Care open space



View north through Child Care minor plaza to Child Care West 33rd Ave entry gate and trellis

West 33rd Ave Child Care entry gate

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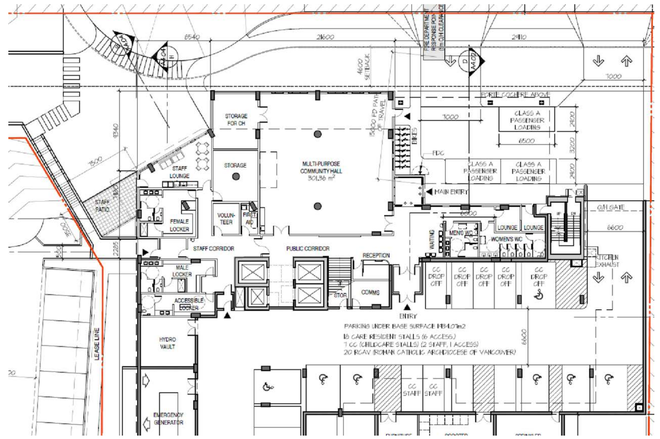
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Key Features of the Long-Term Care Home Development

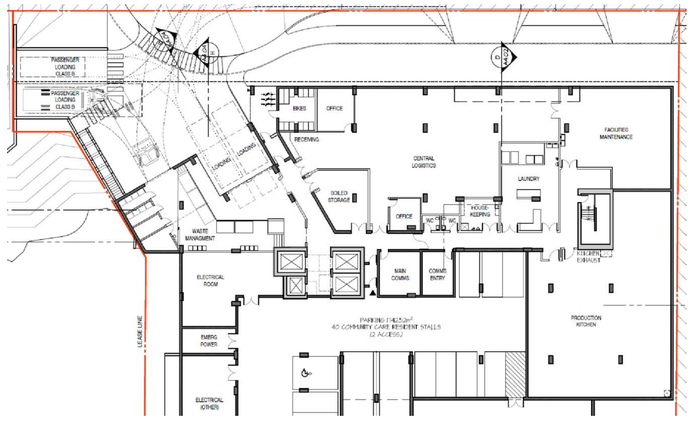
Level 3



Level 3



Level 1



Level 1 contains the loading and building services areas accessed from the north west corner, as well as staff parking.

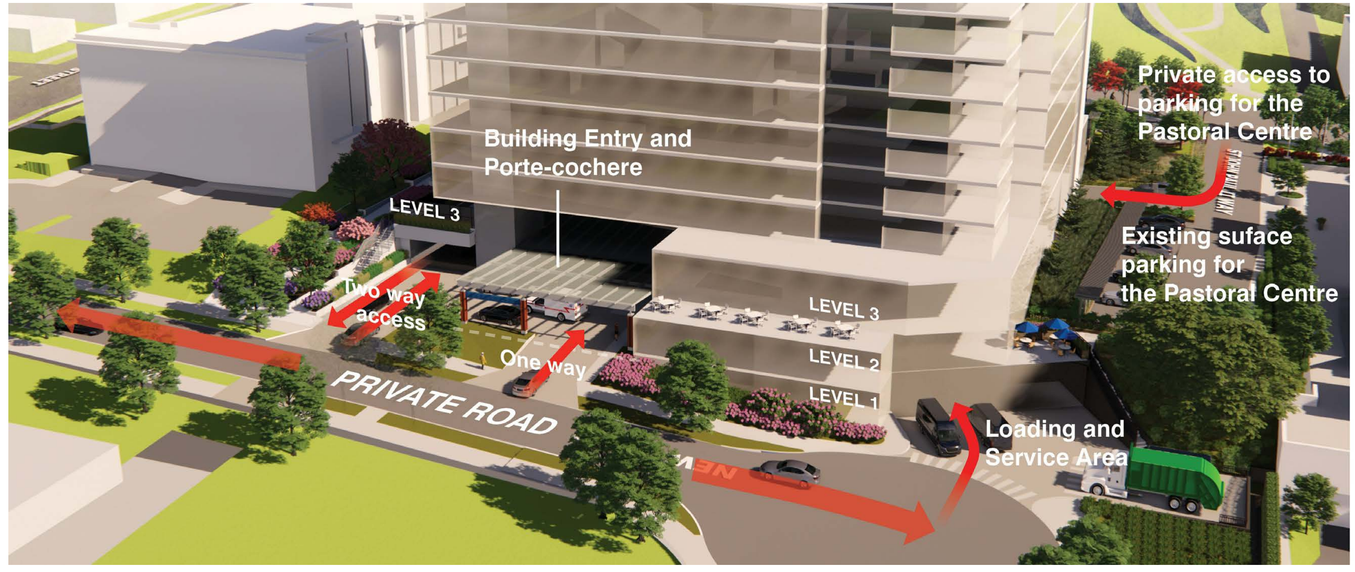
Level 2 a Porte Cochère/drop-off area and principle vehicle entry is planned for the north east corner of the development leading into the visitor parking area. The main entry leads to a central reception and a 300m² multi-purpose community space. Staff support areas in the north west corner are securely separated from the public corridor which leads to the elevator lobby and open staircase leading to Level 3. A secondary, staff entrance to the parking levels is located off St. John Paull II Way providing convenient access to the parking stalls shared with the Archdiocese.

Level 3 provides the main administration area, "village" amenities for residents and visitors, and a Child Care facility with space for 12 toddlers and 25 preschool aged children. The Child Care also provides covered and open play spaces adjacent to the secured, private open garden space for the long-term care residents. The village amenities include the All Nations Sacred Space and Indigenous Medicine Garden.

Vehicle Entry / Porte-Cochere



Loading and Service



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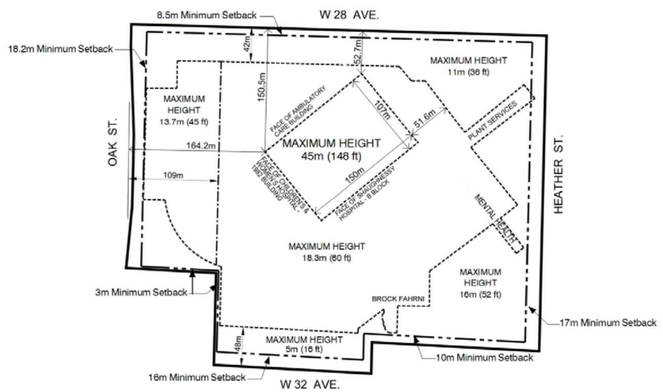
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Form of Development: Building Height

Building Heights on Neighbouring Properties



Children's and Women's Health Centre of BC abuts the St. Vincent's Heather site to the north. Above is an excerpt from their By-Law No. 1087 which notes a maximum height of 45m.

Heather Lands is the development parcel to the south of St. Vincent's Heather. The building forms are proposed to have a variety of heights varying up to 24 storeys (aproximately 74.7 m High.

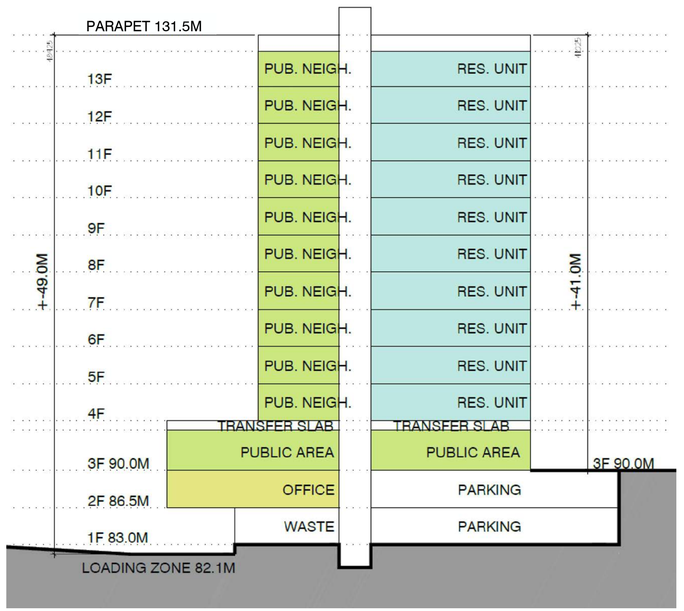
Height Rationale

Similar the Children's and Women's Health Centre and Heather Lands, the higher building forms on St. Vincent's Heather are kept toward to the center of the building site.

The Long-Term Care Home at St. Vincent's Heather is situated on an interior site, Sub Area B. The 13 storey, Long-Term Care Home (LTC) is approximately 49 m in height when measured to the lowest adjacent grade. The building is born of the function to provide 10 residential care floors, one full floor of support spaces along with Child Care and two partial floors for a multi-purpose room for the community and service areas. The two lower partial floors are wedged against the parking which is buried under the slope to the south of the building.

There is a transition east down from the Long-Term Care tower which is essentially an 11 storey form which then drops down to the four storey building of Honoria Conway adjacent to Heather Street. To the west, the transition is down to the 6 storey Pastoral Centre which is situated next to Willow Street.

Similarly, the West Rental building on Sub Area D is also in the middle of the site. It is anticipated to be aproximately 12 storeys high. To the easet the transition is down to a 6 storey rental building that is next to Heather Street. The transition on the west of the mid-rise tower is a forest preserve area which is against Willow Street.



Section: St.Vincent's Heather Long-Term Care Home Sub Area B



From the Heather Lands Policy Statement - Conceptual render of the Heather Lands site

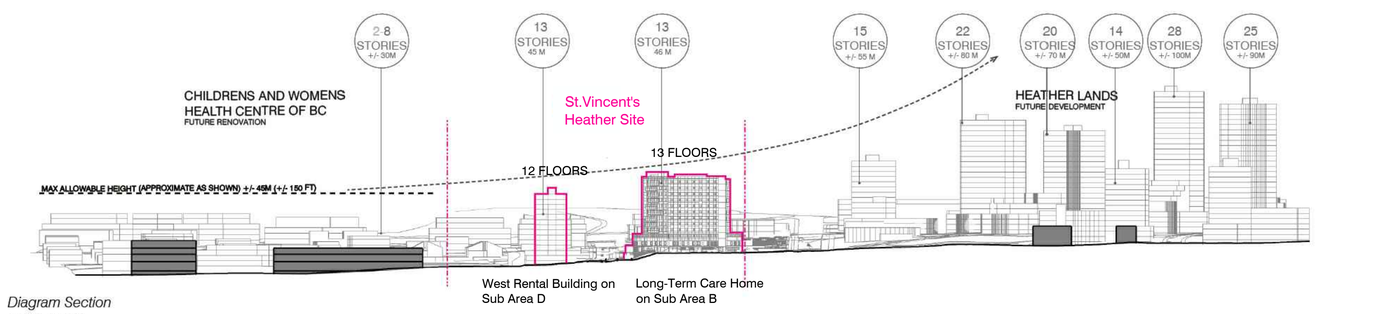


Diagram Section North- South

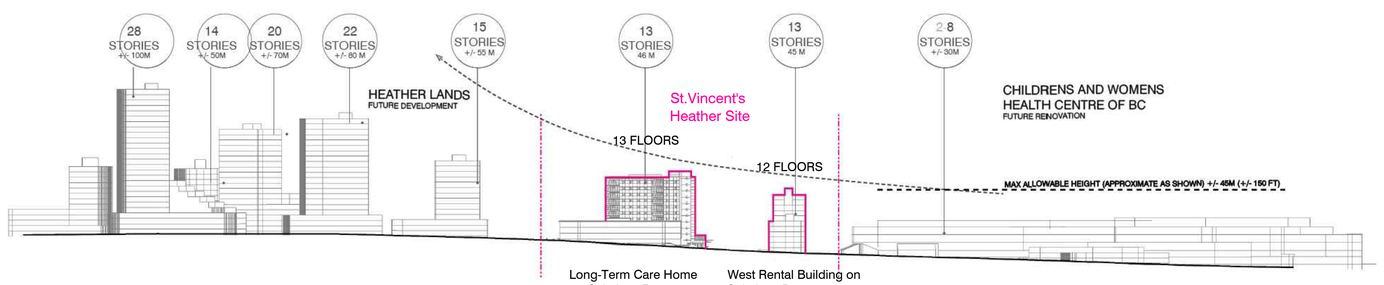


Diagram Section South- North

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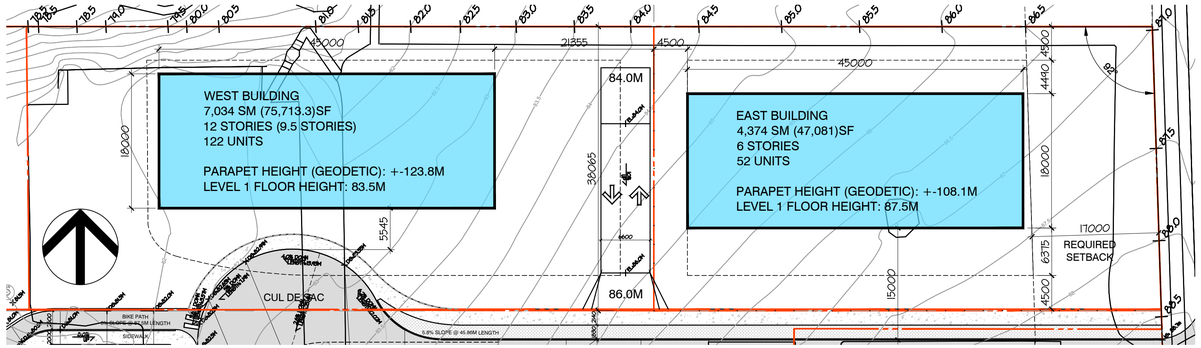
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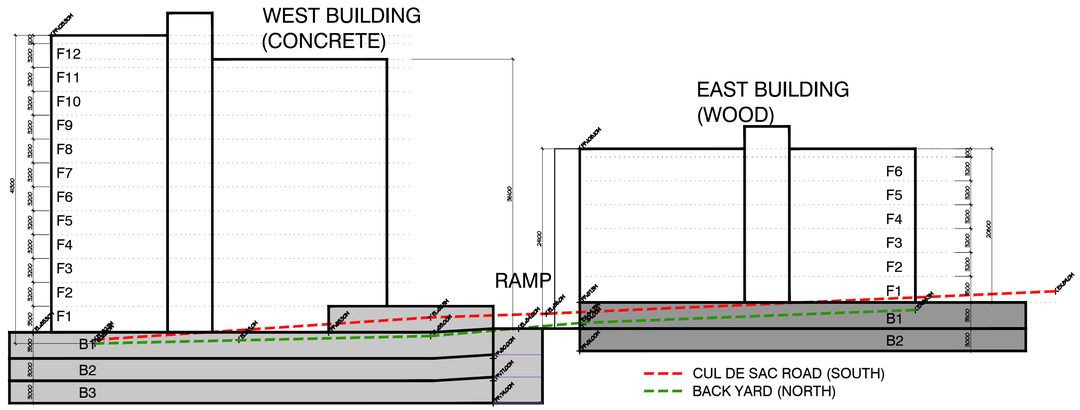
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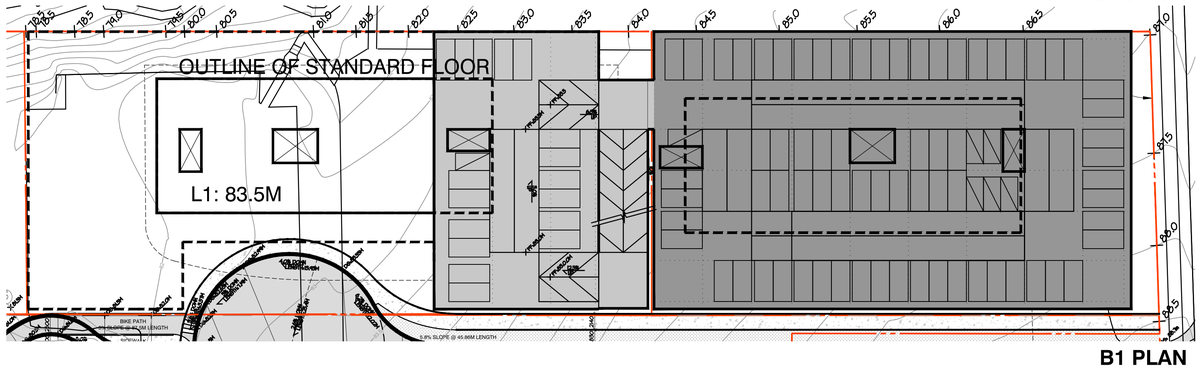
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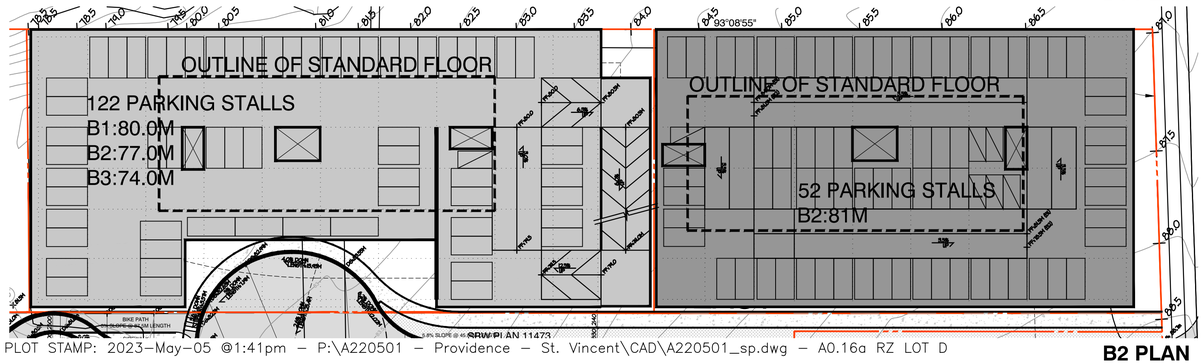
SITE PLAN



SITE SECTION



B1 PLAN



B2 PLAN



VIEW FROM SOUTHWEST TO NORTHEAST



VIEW FROM EAST TO WEST



VIEW FROM NORTHEAST TO SOUTHWEST

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CLIENT

Providence Health Care

NO.	DATE	ISSUE
1	2021-09-28	ISSUED FOR LOE

NO.	DATE	REVISION

PROJECT

PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER
LONG TERM CARE HOME
749 WEST 33rd AVENUE
VANCOUVER BC

DESIGN RATIONALE
FORM OF DEVELOPMENT
SUB AREA D
- REZONING -

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SCALE 1:400
DATE 5/5/2023

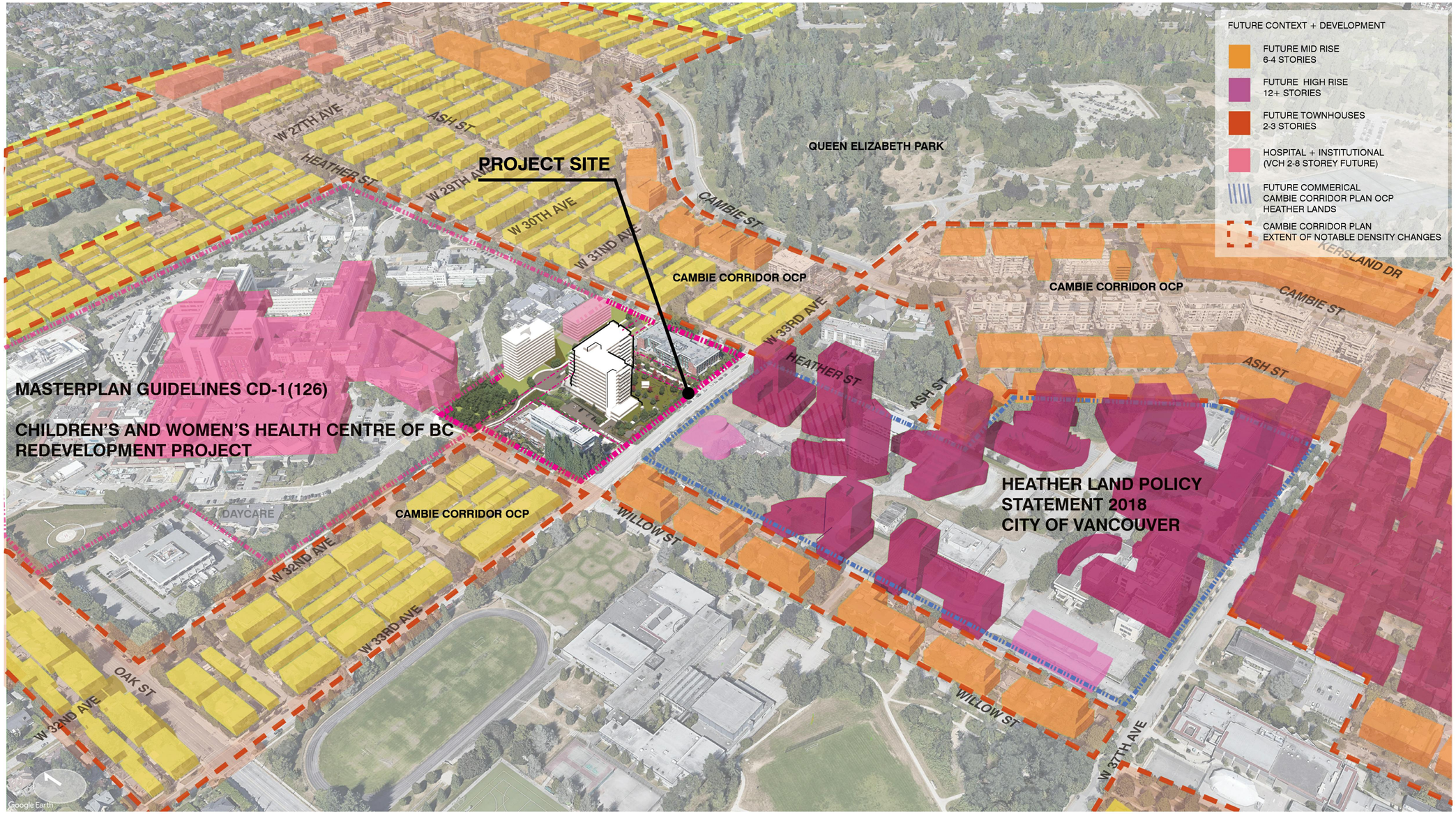
A0.16a

PLOT STAMP: 2023-May-05 @1:41pm — P:\A220501 — Providence — St. Vincent\CAD\A220501_sp.dwg — A0.16a RZ LOT D

Planning Context

The site is situated in the midst of an area of the City where there are significant changes evolving. To the north is the Children's and Women's Health Centre of BC campus where there is progressive redevelopment taking place. To the south, the development plans for the Heather Lands development is currently under review for a mixed-use community with higher building forms. Densification of the housing stock is in progress to the east and the west through the Cambie Corridor Plan.

While there are directives in the Cambie Corridor for the St. Vincent's Heather site, the contemplated form of development is more aligned with Children's and Women's Health Centre of BC campus plan where the height limit is 45 m (147' - 7½").



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PROJECT

PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

DESIGN RATIONALE
CONTEXT MAP
FUTURE DEVELOPMENT
- REZONING -

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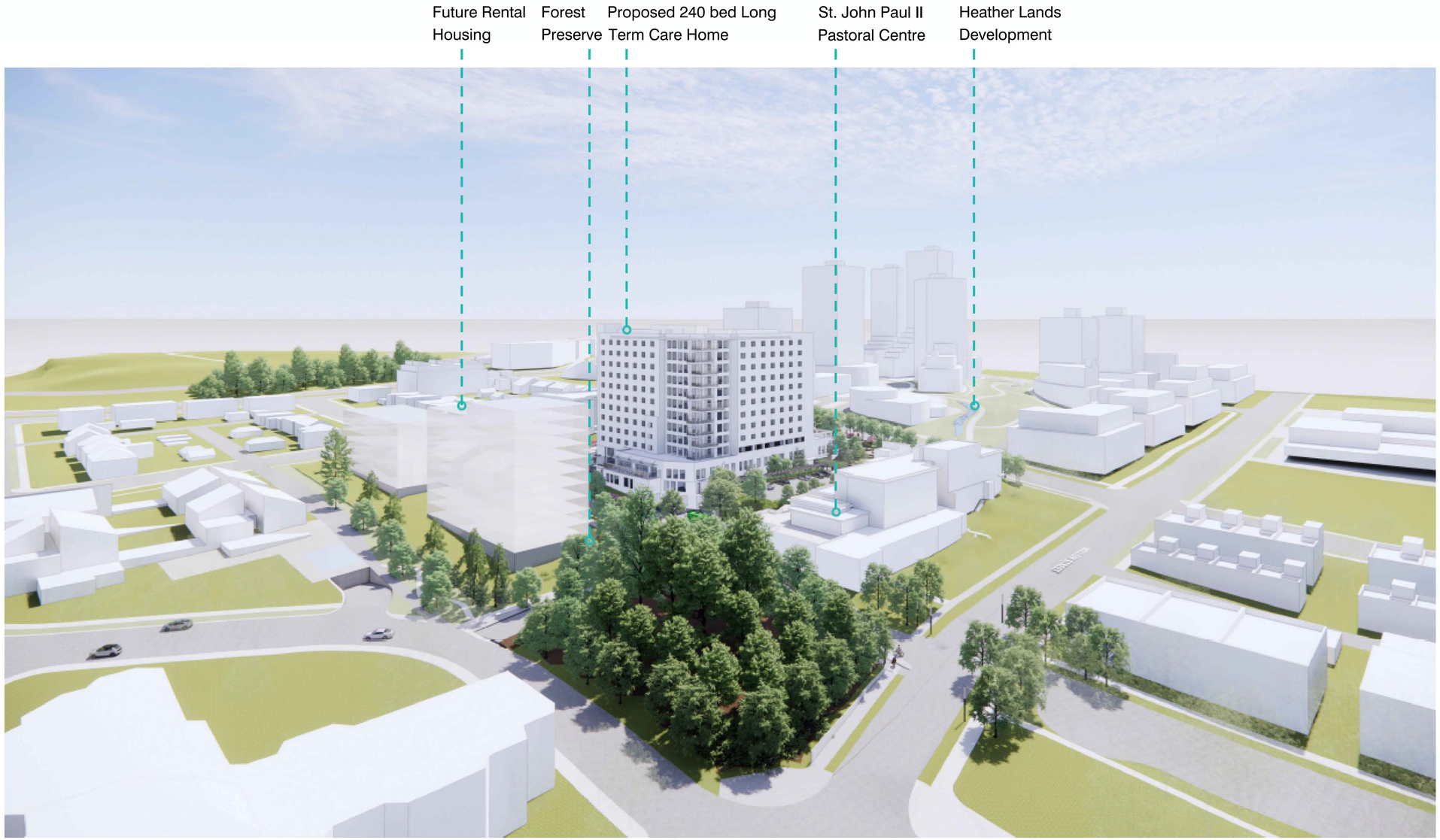
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A0.17

Planning Context



view from the Children's and Women's Health Centre south east toward the St. Vincent's site and Heather Lands beyond

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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

DESIGN RATIONALE PLANNING CONTEXT - REZONING -

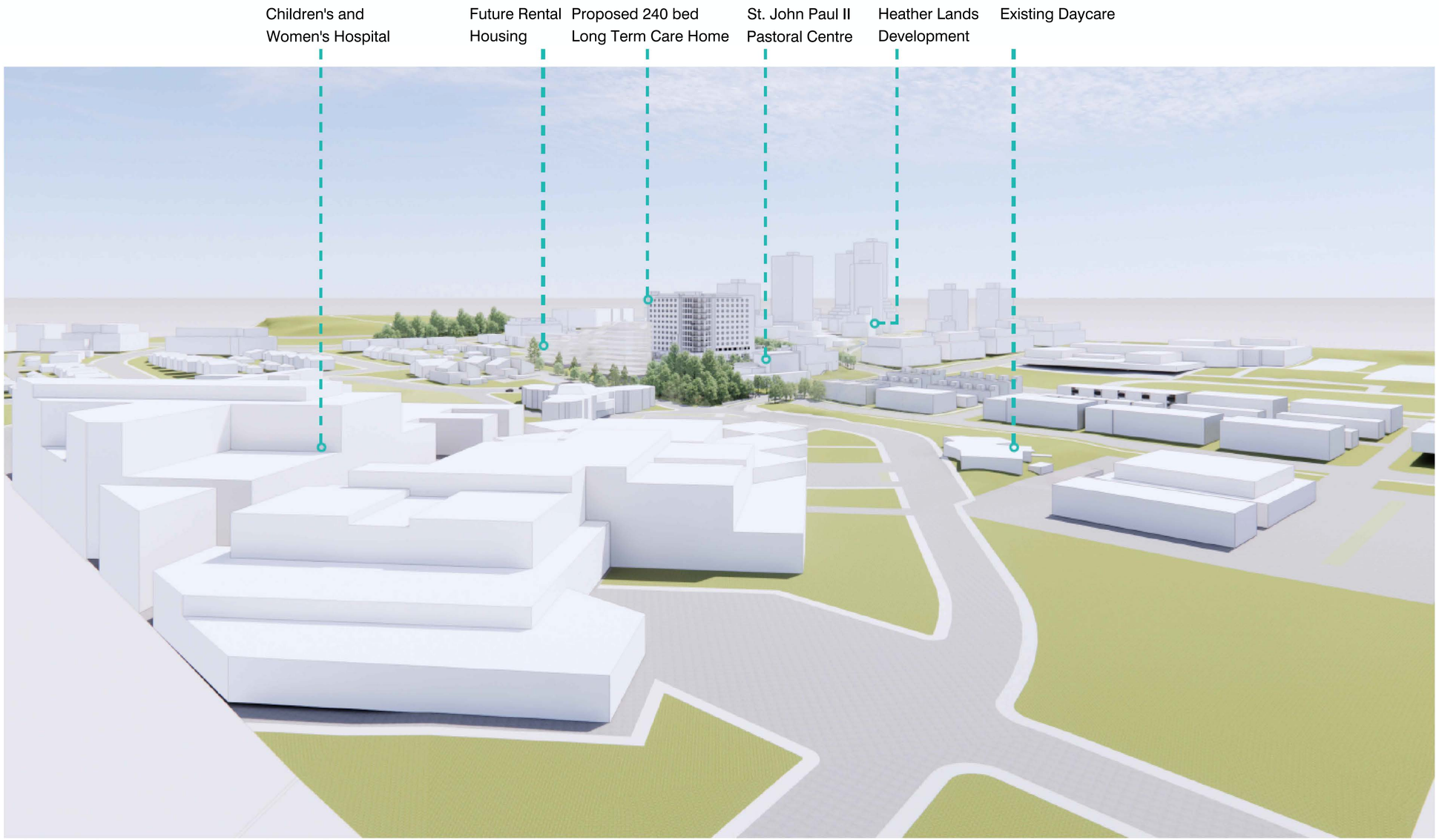
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A0.18

Planning Context



view from within the Children's and Women's Heath Centre south east toward the St. Vincent's site and Heather Lands beyond

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PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

DESIGN RATIONALE
PLANNING CONTEXT
- REZONING -

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Current FSR of 1.4 Unchanged

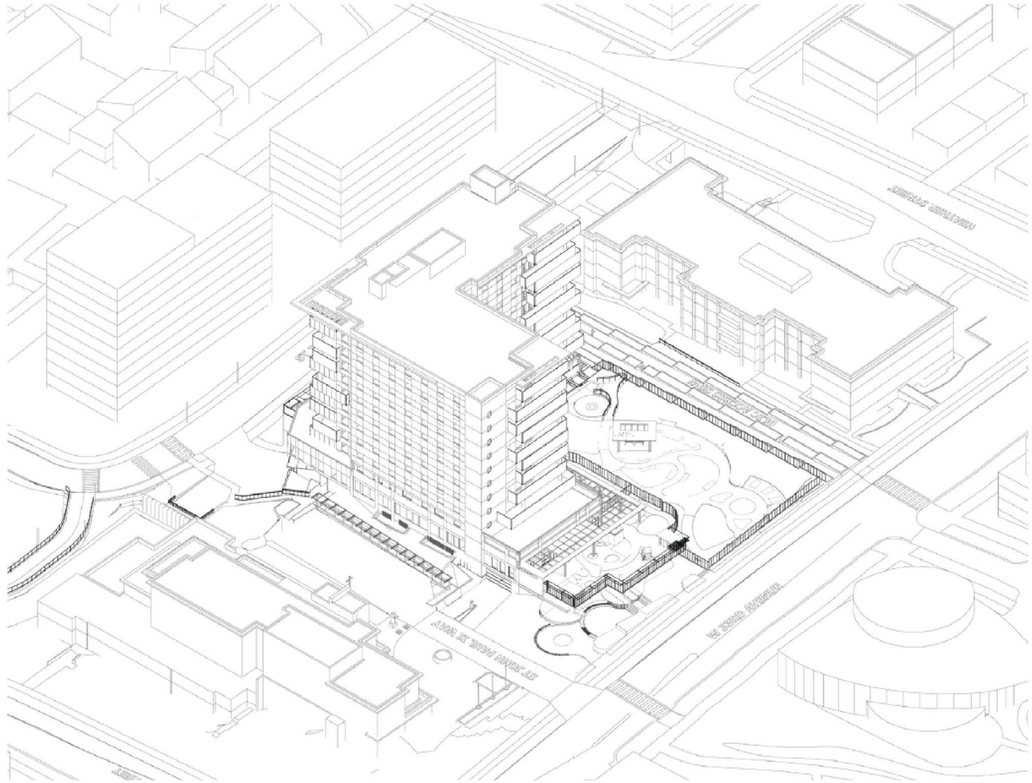
Originally conceived in 1972, the CD-1 (82) has gone through a series of updates with the last one being in 2013. In 2008, the density on the entire 30 190 m² property, bounded by Heather Street to the east, West 33rd Avenue to the south, Willow Street to the west and the Children's and Women's Health Centre of BC to the north, was increased from Floor Space Ratio of 1.0 to 1.4. This Text Amendment does not require any change to the 1.4 FSR.

In this Text Amendment the density is reallocated as follows:

Available FSR	Site Area 30,190.0m^2 X 1.4 FSR	42,266m^2
SUB AREA		
A	Honoria Conway (existing)	5,286m^2
B	Long-Term Care Home	19,467m^2
C	St. John Paul II Pastoral Centre (existing)	6,105m^2
D East	Potential Ronald McDonald House	4,374m^2
D Centre	Potential Affordable Market Rental Site	7,034m^2
D West	Forest Preserve	0m^2
TOTAL		**42,266 m^2**

Note: That in calculating the density for the overall site some exclusions have been applied:

- Child Care
- Long-Term Care Multi-purpose space
- Parking above and below the base surface
- Commercial Kitchen venting
- Amenity Areas on Lot D
- Amenity Areas on Lot B



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ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

DESIGN RATIONALE
CURRENT FSR
- REZONING -

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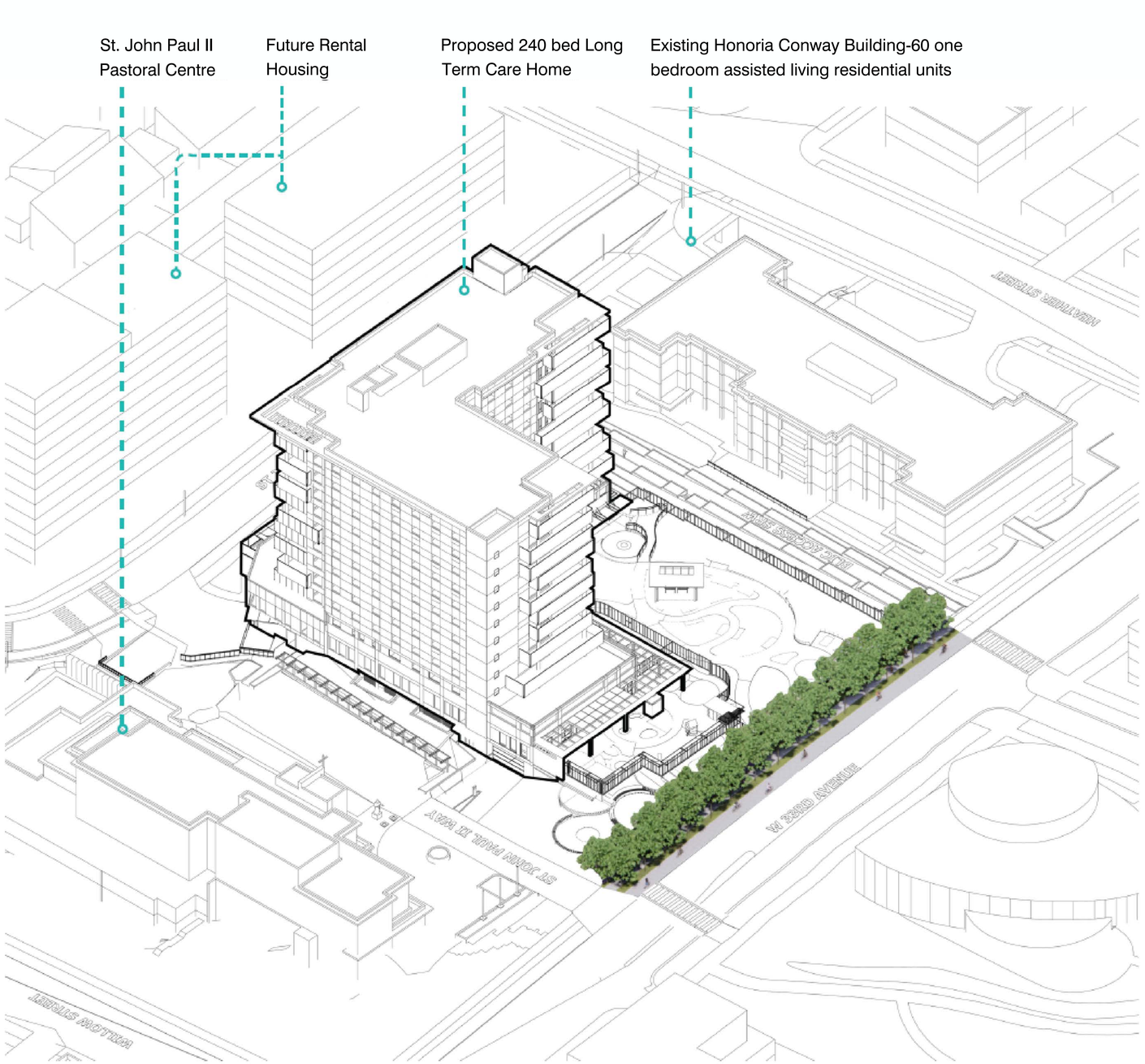
1.0 Tree Allee

A double row of street trees is proposed along the West 33rd Ave sidewalk as a buffer between the St. Vincent Heather's open spaces and the street.





Examples of Trees **Allée**



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749 WEST 33rd AVENUE
VANCOUVER BC

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ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT

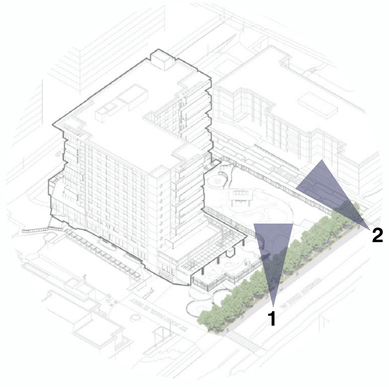


1. view east to west 33rd Ave Child Care entry

West 33rd Ave access to
the Child Care Facility



2. view west down West 33rd Ave at Through-block access and Long Term Care resident garden



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2.0 Minor Urban Plaza

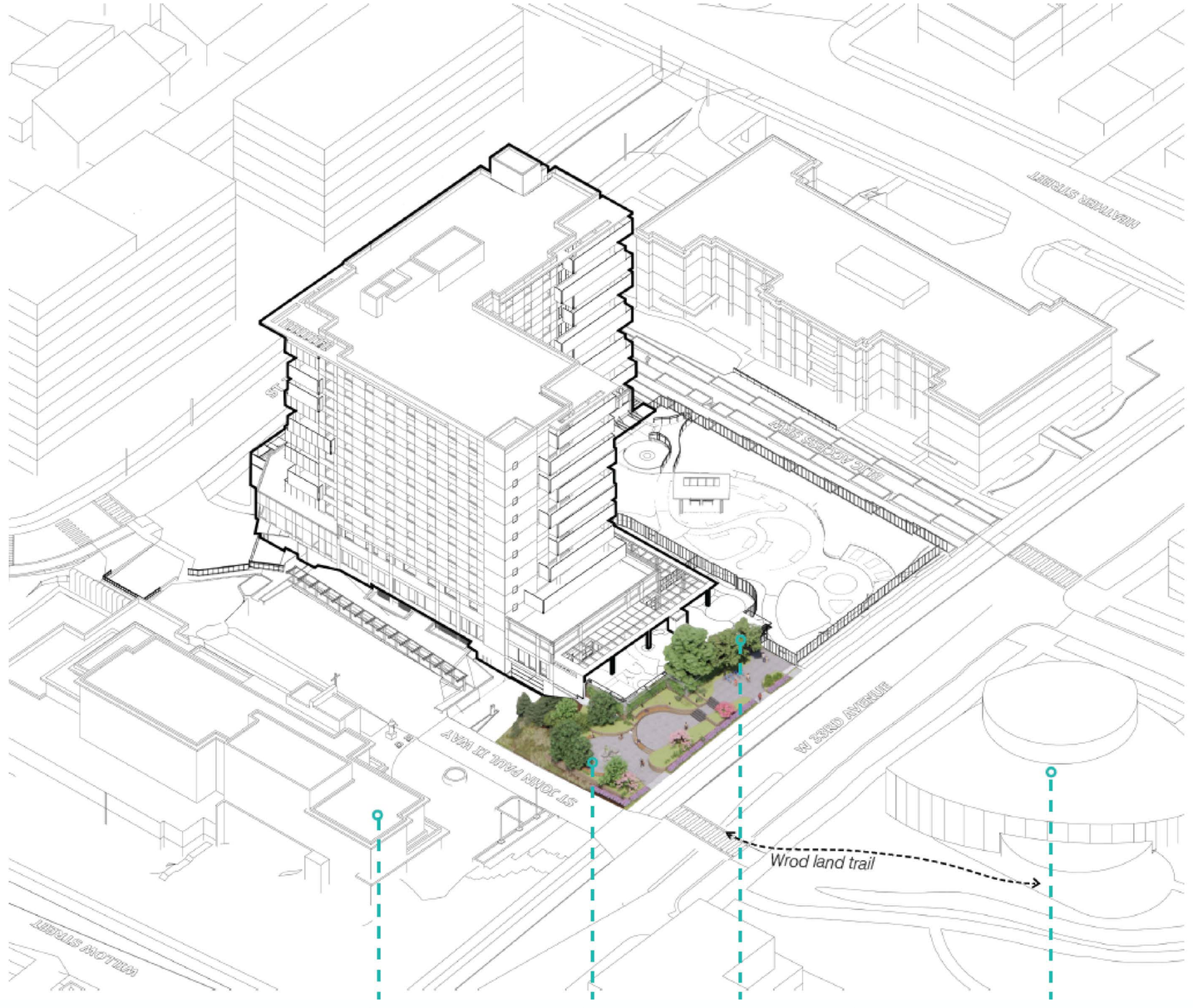
The Cambie Corridor OCP (Official Community Plan) notes a requirement for a minor plaza to be provided related to West 33rd Avenue. We have placed the required 300 m² minor urban plaza on the south side of the Child Care outdoor space and extended it west to just east of the crossing for the St. John Paul II Pastoral Centre parking access and entrance.

The plaza will be an end point for the woodland trail that is featured in the adjacent Heather Lands. The general dimensions are 35.6 m long by 8. 6 m deep for a ratio of about 1:4 for a total area of just over 300 m².

From the Cambie Corridor OCP (Official Community Plan) :

Role of the minor plaza: a secondary public space for informal gathering

Spatial Requirements: At least 300 sqm, preferably in a 1:2 or 1:4 aspect ratio. Flexible open space, generally hardscaped, that can accommodate up to 400 people





Sample illustration of minor plaza:

Tianjin Qiaoyuan Park, China

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Stepped Minor Urban Plaza

Child Care West 33rd Ave entry

Resident Open Space

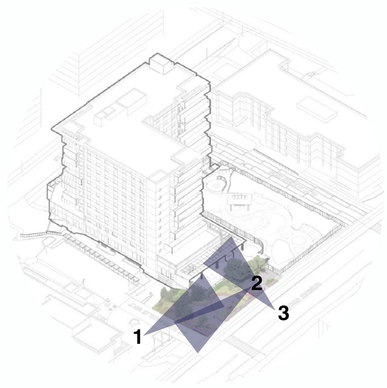
Tree Allee

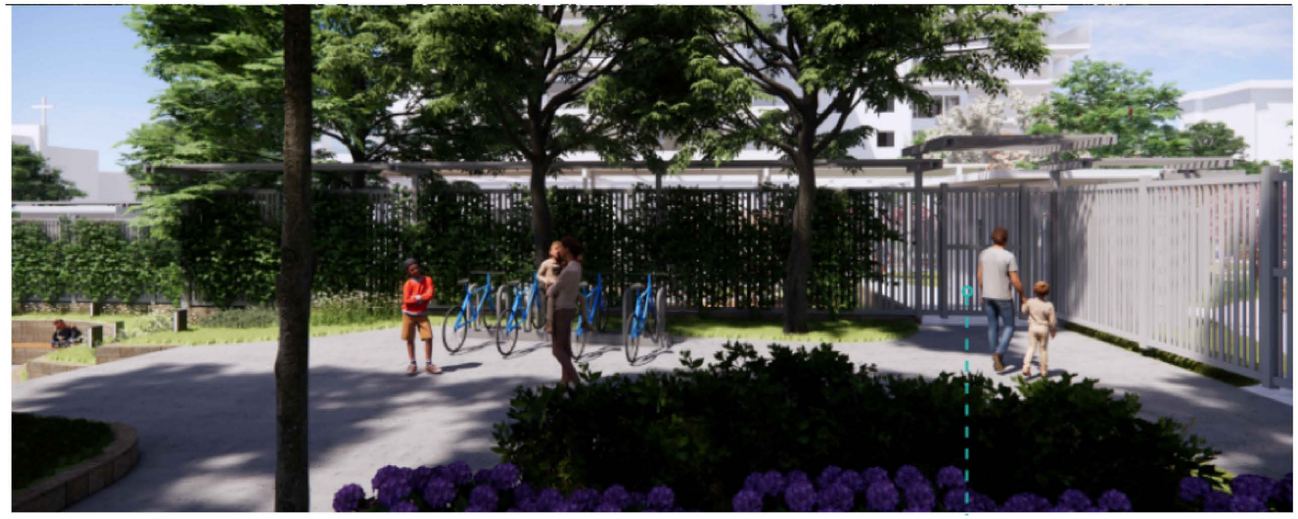


1. *view east through St. John Paul II Pastoral Centre toward Minor Plaza*



2. *view west through stepped Minor Urban Plaza toward St. John Paul II Pastoral Centre*





3. *view north through Child Care minor plaza to Child Care West 33rd Ave entry gate and trellis*

West 33rd Ave Child

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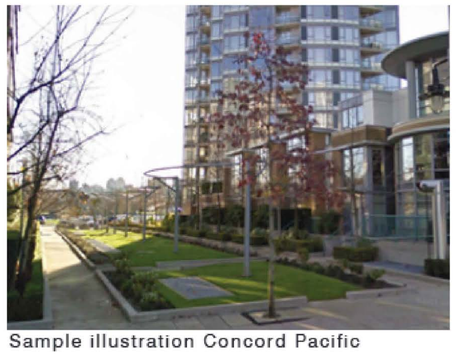
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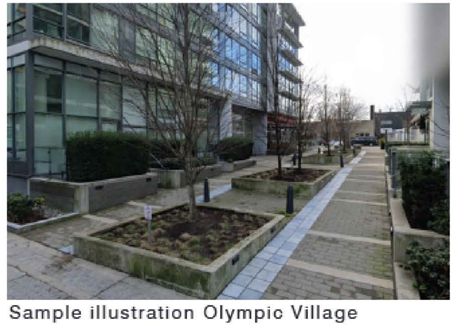
A0.24

3.0 Through-block Access

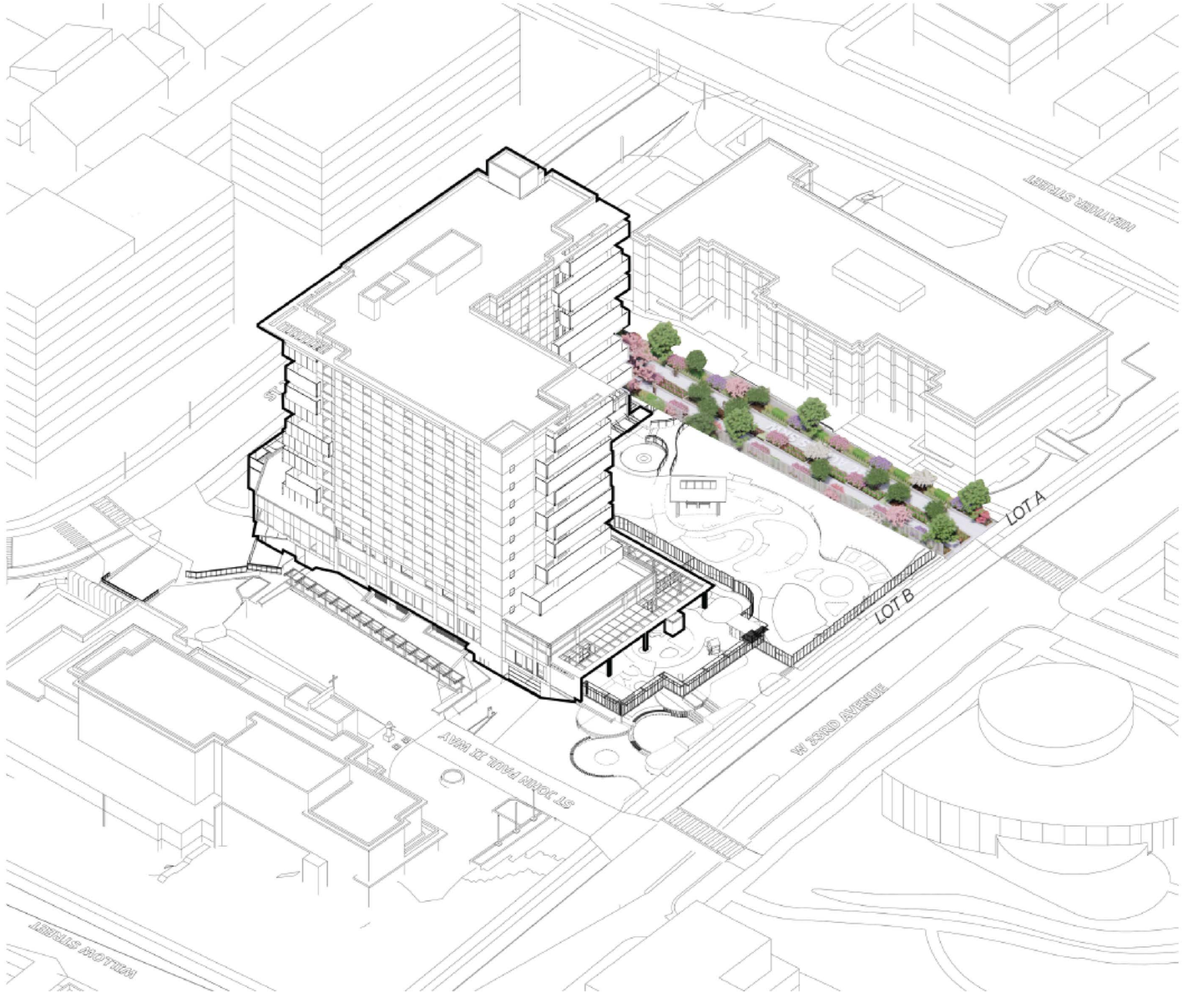
The active link between lot A Honoria Conway and lot B, the Long Term Care Home, follows the general concept of a dual pathway with landscaped area dividing the two routes. The grade change across the site from West 33rd Avenue down to the new road falls severely close to 7.5 m. The dual path concept affords a 3 m bike path with a continuous slope of about 7% on east side of the secondary link. To provide for universal access, the western access is able to be kept to 5% from West 33rd Ave. to the secondary entry on level 3 of the Care Home.



Sample illustration Concord Pacific



Sample illustration Olympic Village



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749 WEST 33rd AVENUE
VANCOUVER BC

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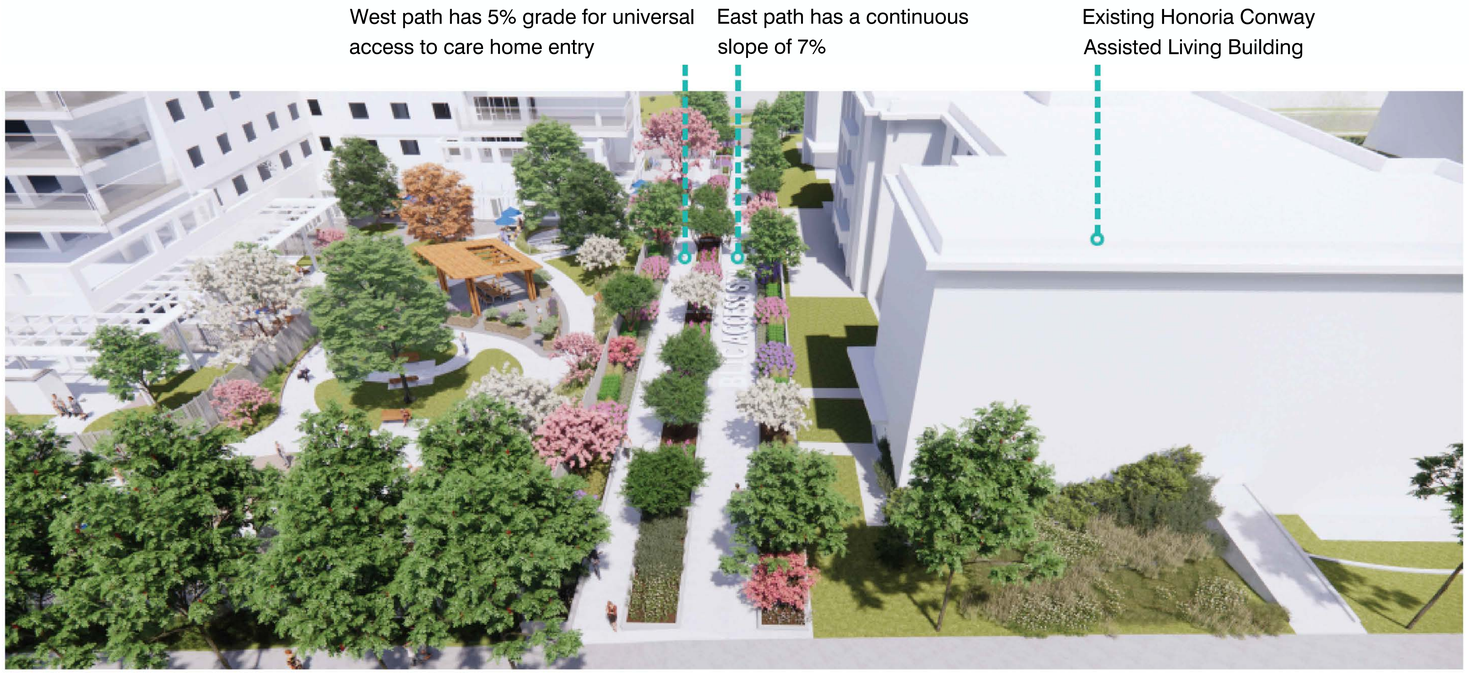
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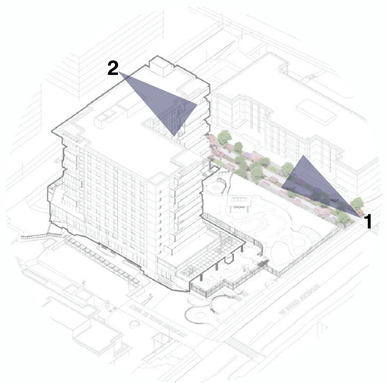
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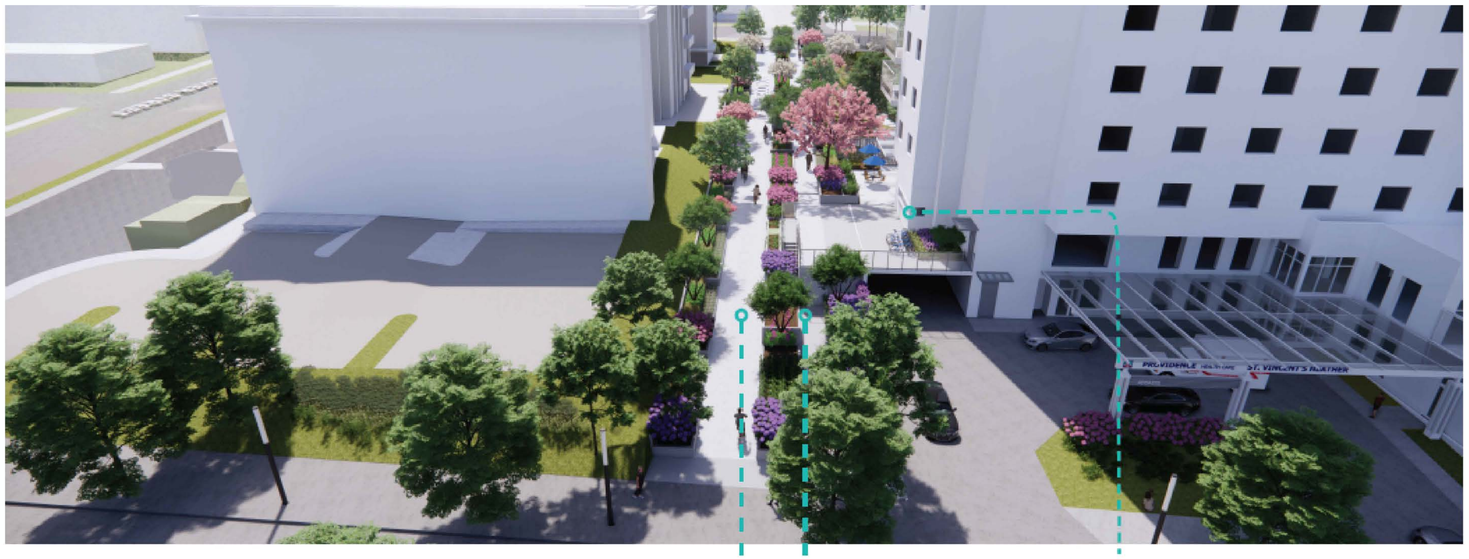
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A0.25



1. view north to the Through-block access





2. view south to the Through-block access

East path has a continuous slope of 7%

West path requires stairs and an elevator to transition to the street to the north of the Care Home cafe

Care Home secondary entry and cafe

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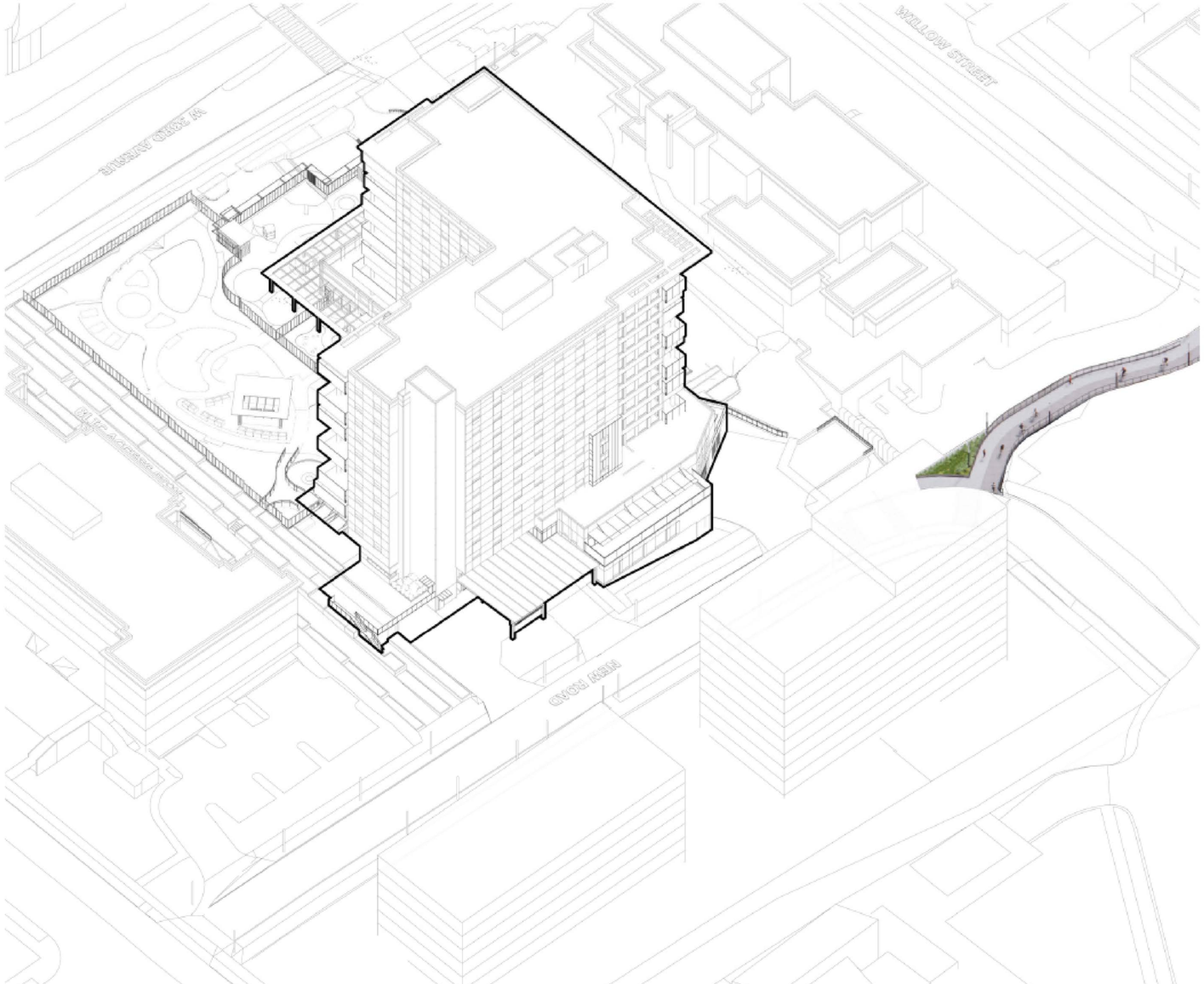
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A0.26

4.0 Bike/Pedestrian Connection

Existing Grades are too steep and there is a conflict with the St. John Paul II Pastoral Centre loading and service entrance if the proposed new road were made to connect through to Willow Street.

Since the new road does not connect with Willow Street a bike/pedestrian link with an 8% grade will be constructed.



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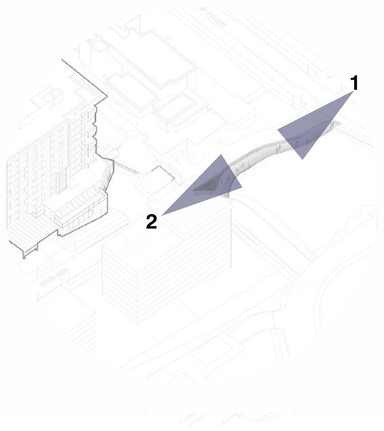
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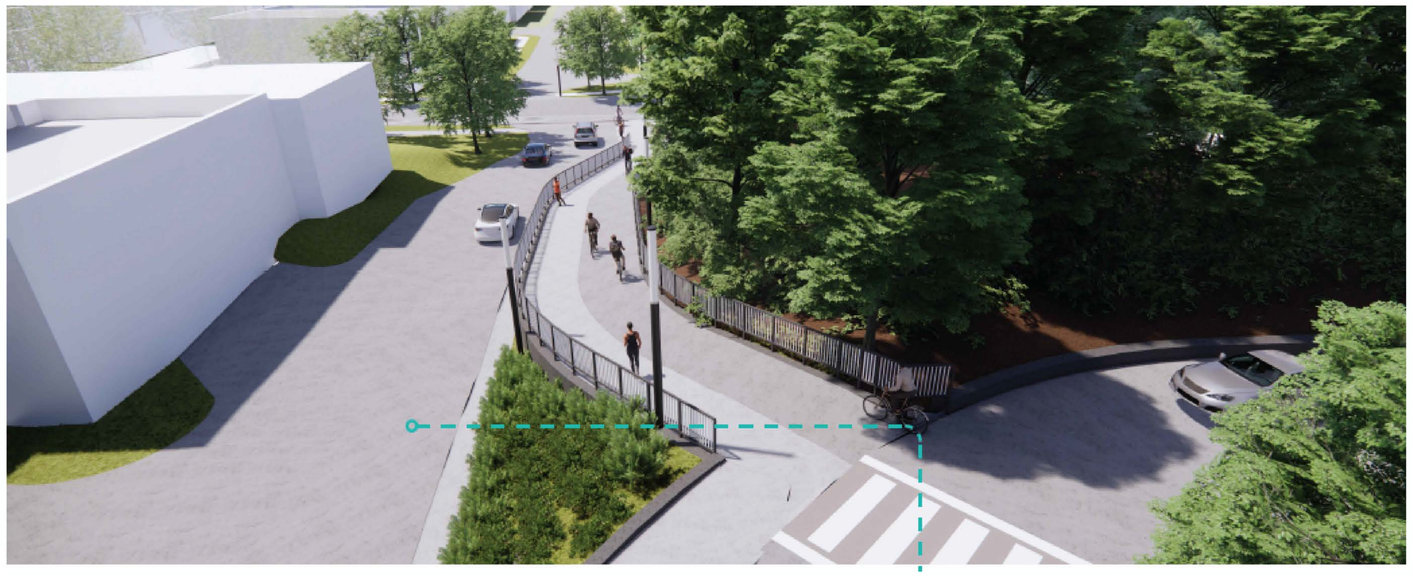
Forest Preserve area

Existing St. John Paul II Pastoral Centre loading and service area



1. view east





2. view west to proposed pedestrian and bike link from the new road to Willow Street

Existing St. John Paul II Pastoral Centre loading and service area

PROJECT

PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

KEY URBAN DESIGN ELEMENTS - REZONING -

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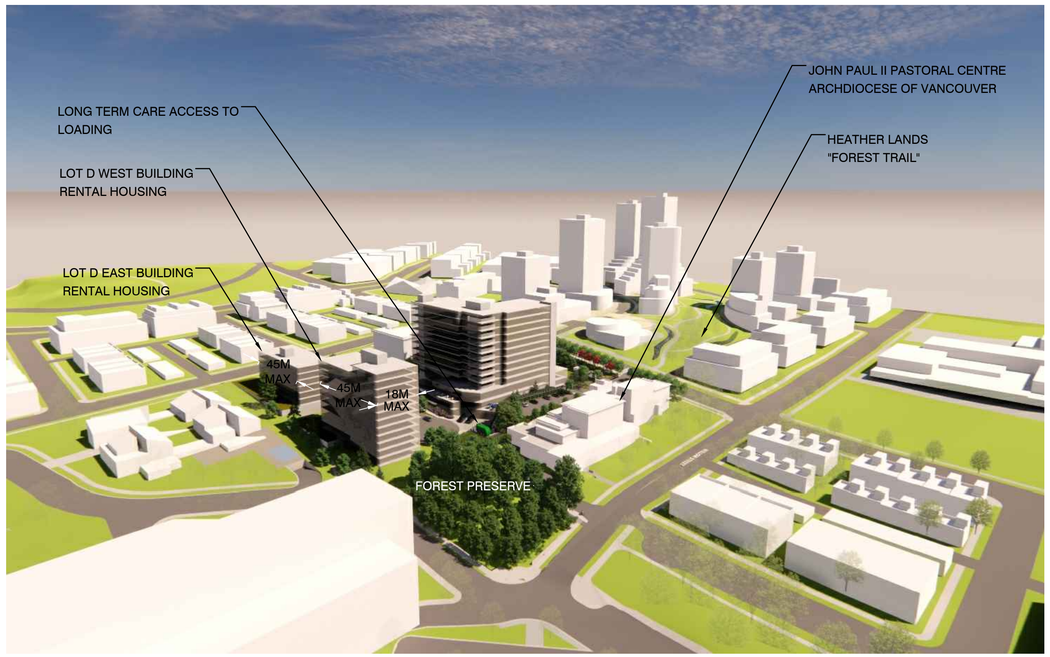
SCALE NTS
DATE 5/4/2023

A0.28

ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



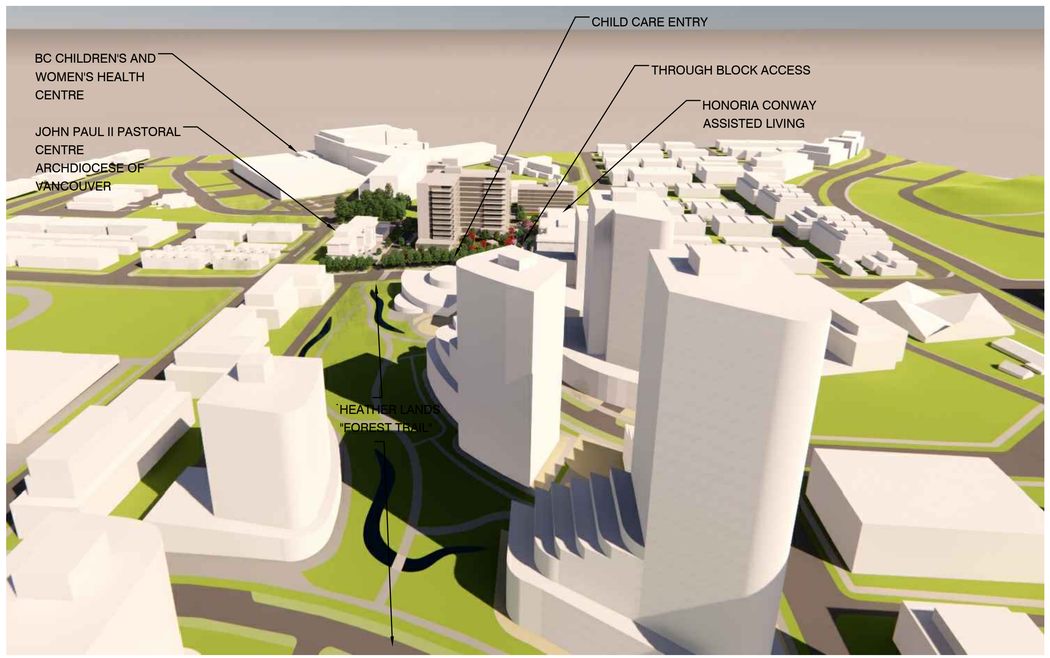
1 MASTER PLAN | VIEW FROM WILLOW STREET TOWARD THE EAST



2 MASTER PLAN | VIEW FROM WILLOW ST TOWARD THE SOUTHEAST



3 MASTER PLAN | VIEW FROM HEATH ST AND W 32ND TOWARD THE SOUTHWEST



4 MASTER PLAN | VIEW FROM HEATHER LANDS TOWARD THE NORTH

PLOT STAMP: 2023-May-04 @2:07pm – P:\A220501 – Providence – St. Vincent\CAD\A220501_cv_perspectives.dwg – A0.29

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PROJECT

PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

PERSPECTIVES MASTER PLAN

- REZONING -

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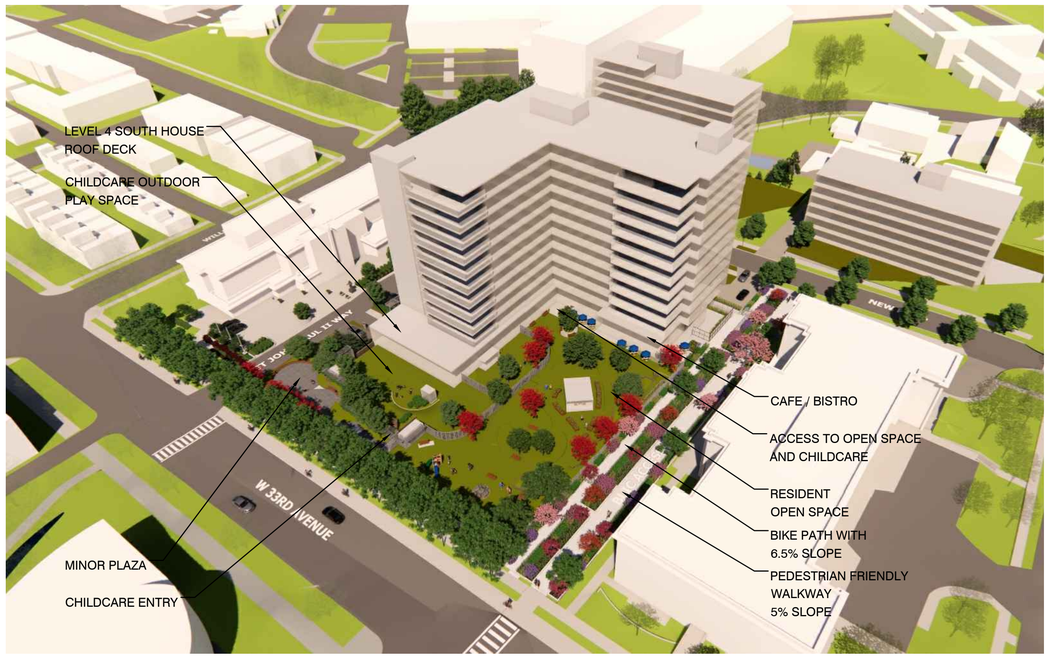
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ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



1 SITE PLAN | VIEW FROM SOUTHEAST



2 SITE PLAN | VIEW FROM NORTHEAST



3 SITE PLAN | VIEW FROM NORTHWEST



4 SITE PLAN | VIEW FROM SOUTHWEST

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PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

PERSPECTIVES SITE PLAN

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DATE 5/4/2023

A0.30

ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



1 LONG-TERM CARE BUILDING | VIEW FROM RESIDENT GARDEN



2 LONG-TERM CARE BUILDING | VIEW FROM NORTHEAST TO LONG TERM CARE ENTRY



3 LONG-TERM CARE BUILDING | VIEW FROM NORTHWEST TO LONG TERM CARE BUILDING



4 LONG-TERM CARE BUILDING | VIEW FROM SOUTHWEST

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PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
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PERSPECTIVES LONG-TERM CARE

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A0.31

ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



1 NEW PRIVATE ROAD | VIEW FROM HEATHER ST. AND WEST 32ND AVE. WEST TO ST JOHN PAUL II AVENUE



2 NEW PRIVATE ROAD | VIEW FROM FOREST RESERVE TO LONG TERM CARE'S SERVICE AREA



3 NEW PRIVATE ROAD | VIEW FROM WILLOW ST. EAST TO BIKE WAY



4 NEW PRIVATE ROAD | VIEW FROM ARCHDIOCESE'S SERVICE AREA EAST TO PEDESTRIAN WALKWAY

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PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

PERSPECTIVES
NEW PRIVATE ROAD

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ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



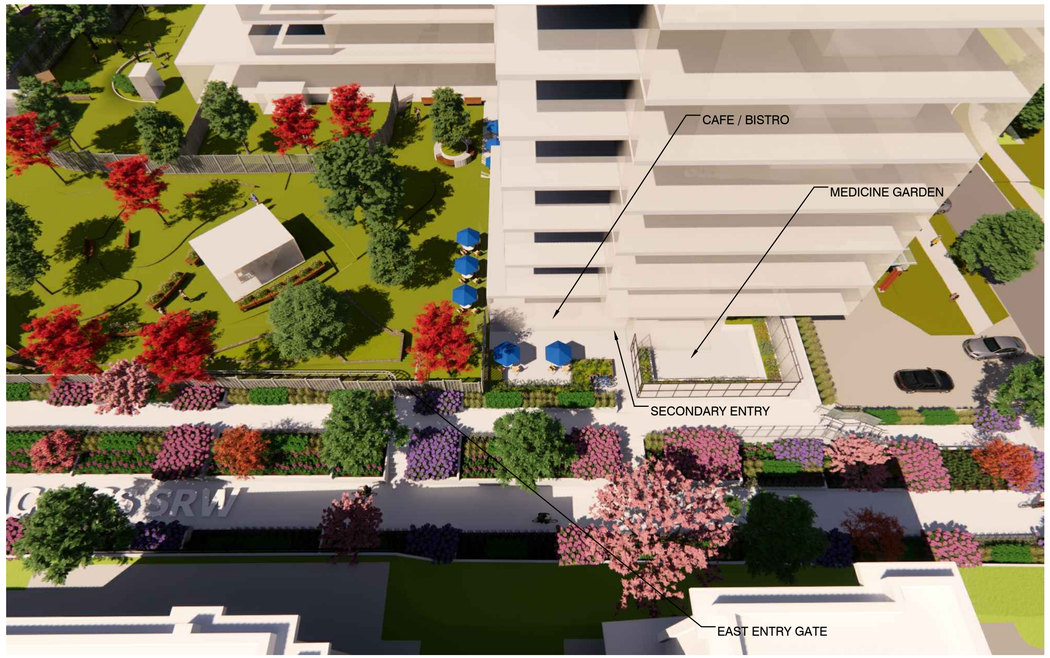
1 MAIN ENTRANCE | VIEW FROM PRIVATE ROAD TO SOUTH



2 SECOND PARKING ENTRANCE | VIEW FROM ARCHDIOCESE TO EAST



3 GARDEN ENTRANCE | VIEW FROM W33RD TO THE CHILDCARE ENTRY



4 GARDEN ENTRANCE | VIEW FROM THROUGH BLOCK ACCESS

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PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
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PERSPECTIVES
LONG-TERM CARE

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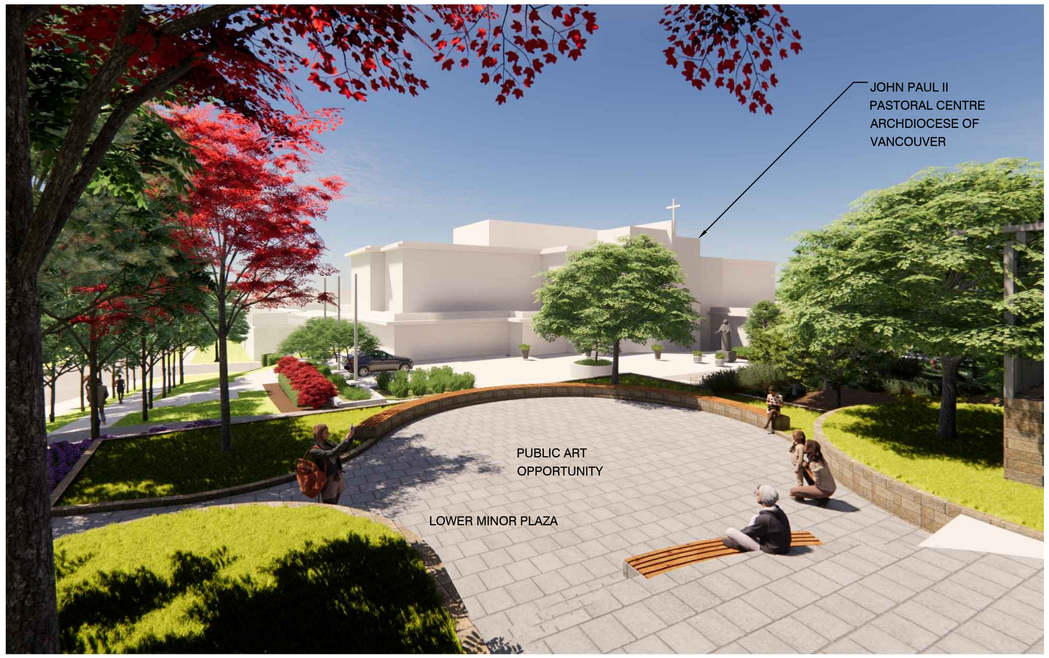
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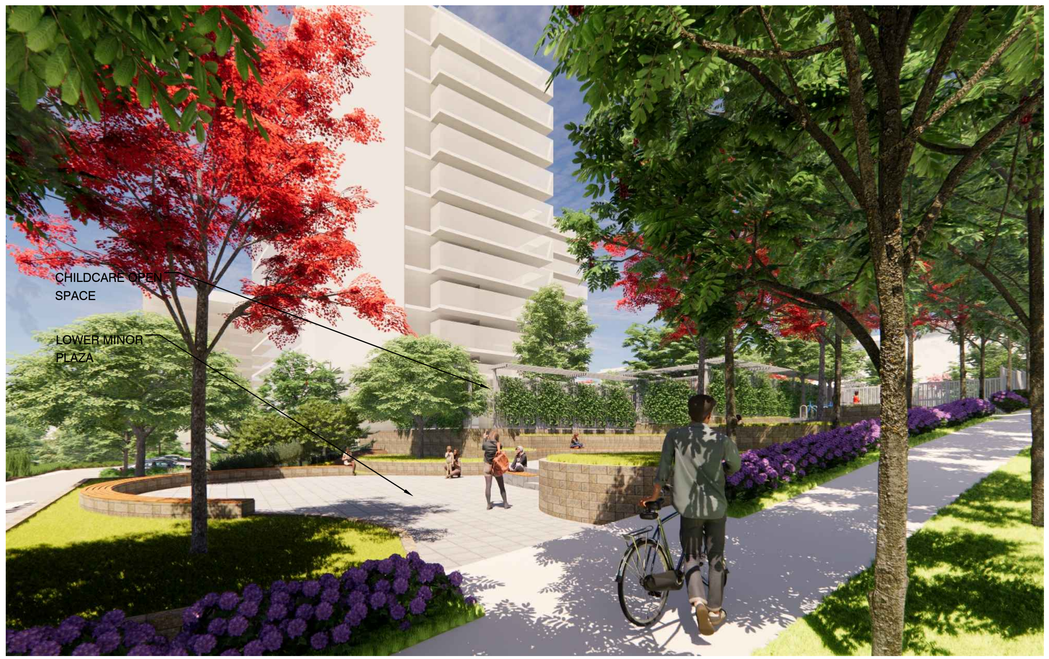
ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



1 MINOR PLAZA | VIEW FROM MINOR PLAZA TO ARCHDIOCESE BUILDING



2 MINOR PLAZA | VIEW FROM WEST TO MINOR PLAZA



3 MINOR PLAZA | SOUTHWEST VIEW FROM W33RD AVE. TO MINOR PLAZA



4 COMMON PLAZA | SOUTHWEST VIEW FROM W33RD TREE ALLEY TO CHILDCARE ENTRY

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ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
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PERSPECTIVES
MINOR PLAZA

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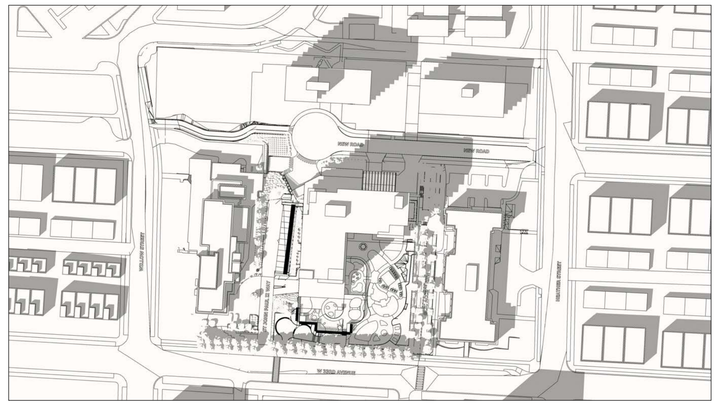
ST. VINCENT'S HEATHER - REZONING: CD-1(82) TEXT AMENDMENT



SPRING EQUINOX | MARCH 10AM



SPRING EQUINOX | MARCH 12PM



SPRING EQUINOX | MARCH 2PM



FALL EQUINOX | SEPT 10AM



FALL EQUINOX | SEPT 12PM



FALL EQUINOX | SEPT 2PM

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PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
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SITE ANALYSIS SHADOW STUDY

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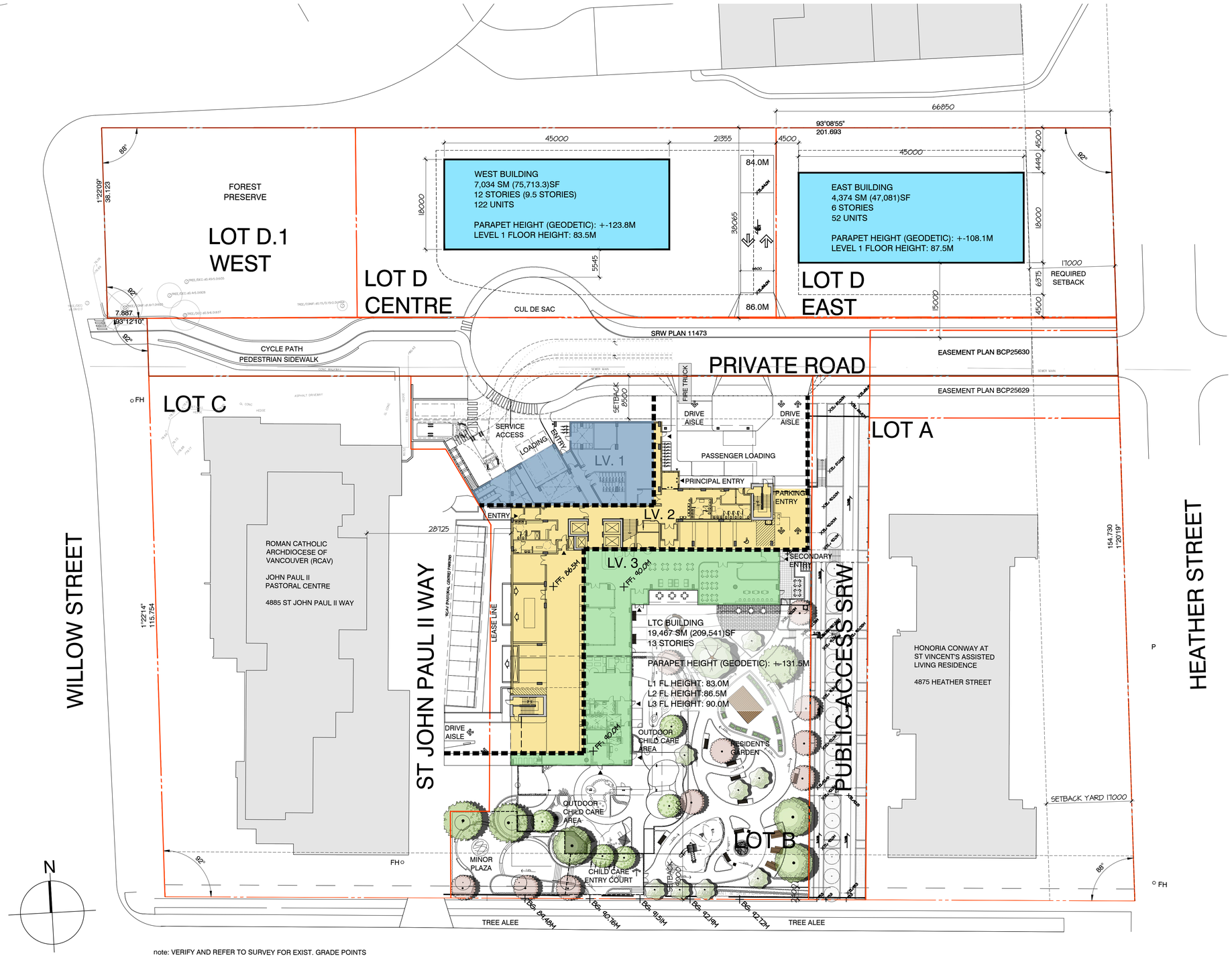
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A0.35

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note: VERIFY AND REFER TO SURVEY FOR EXIST. GRADE POINTS

749 WEST 33RD AVENUE, VANCOUVER BC
PID 007755414, FN 730159070000, BLOCK 1170,
DISTRICT LOT 526, VAP 14699

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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

SITE PLAN

- REZONING -

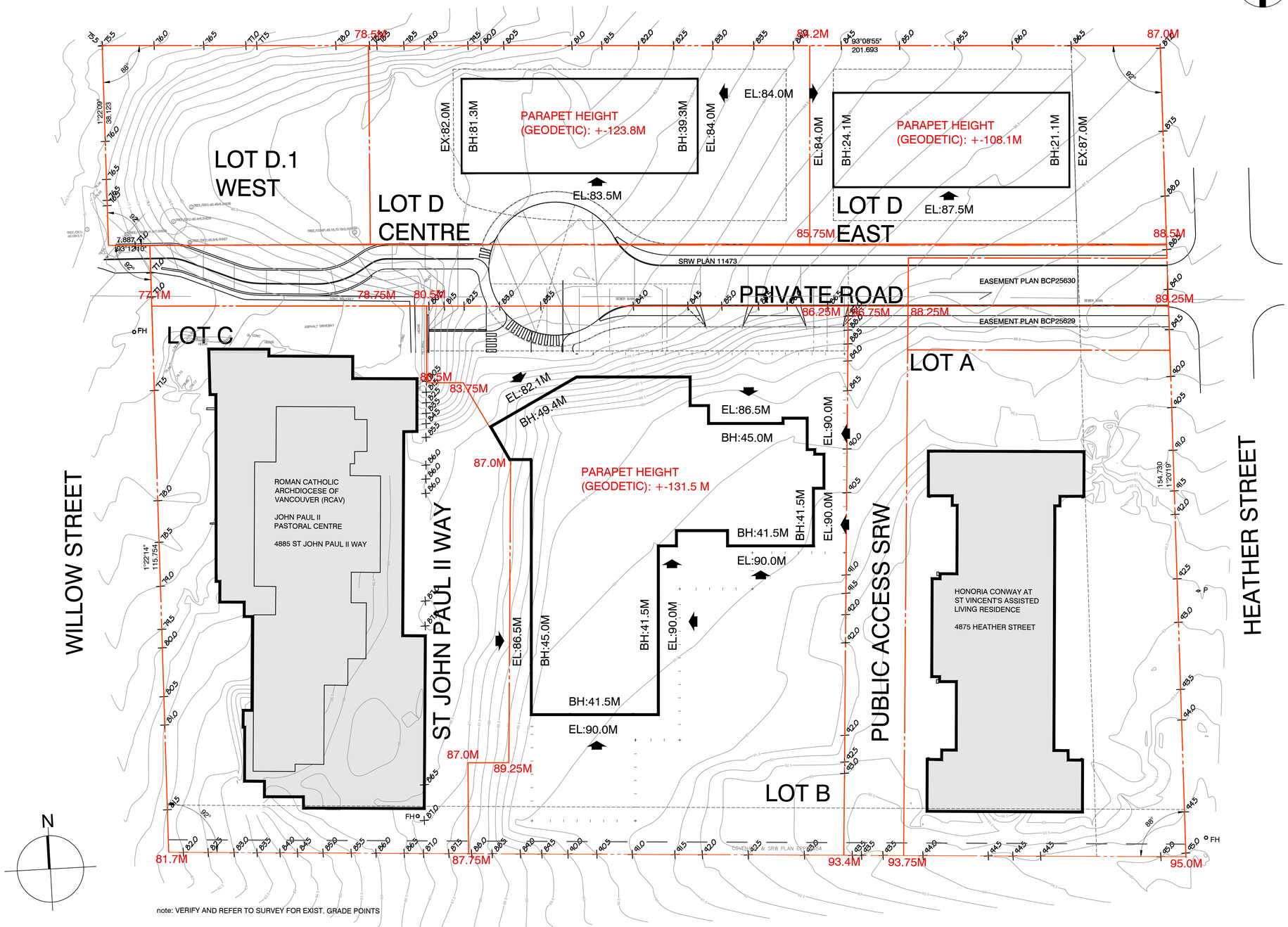
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SCALE 1:400
DATE 5/3/2023

A1.01



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PROJECT

PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER
LONG TERM CARE HOME
749 WEST 33rd AVENUE
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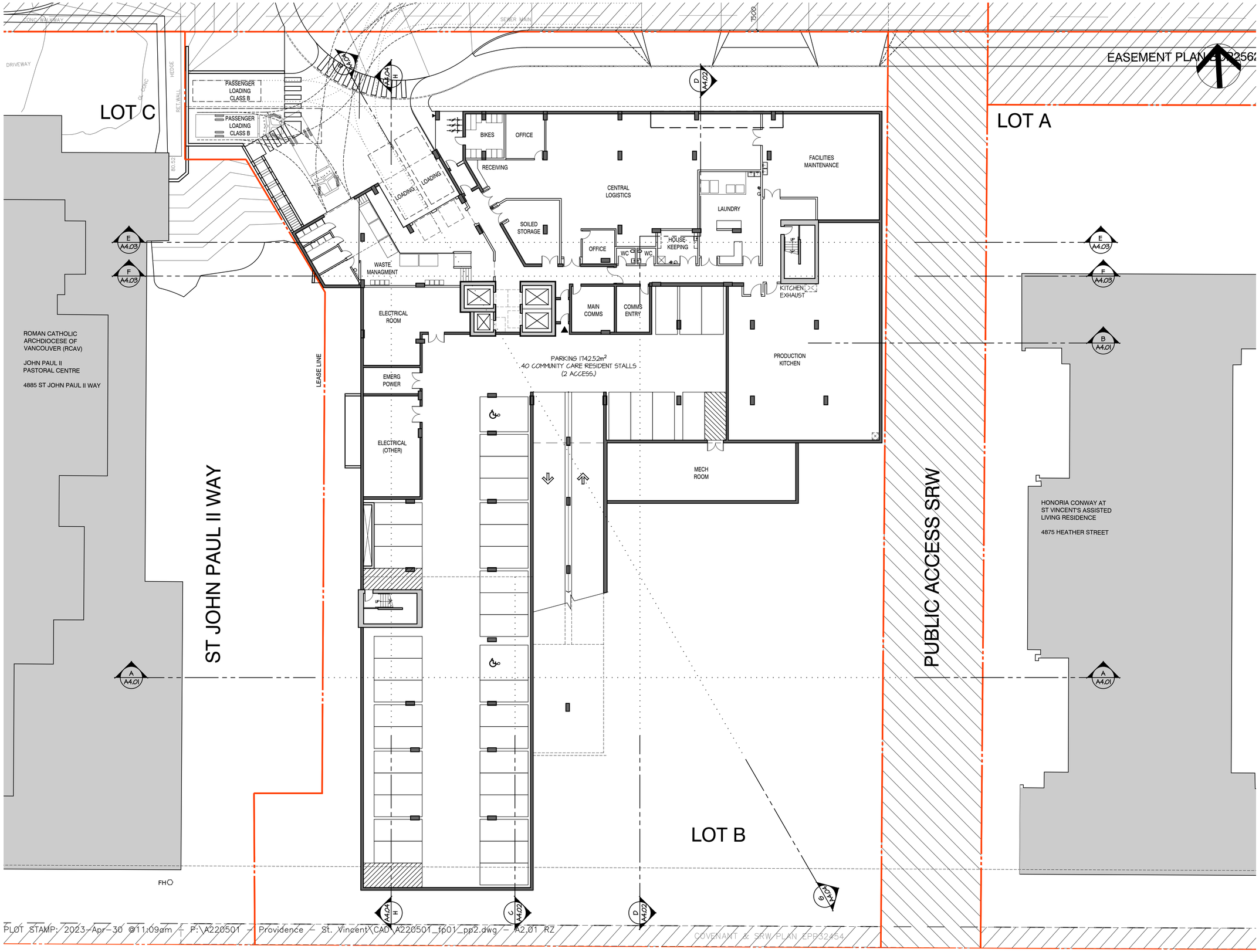
SITE PLAN
BUILDING HEIGHTS
- REZONING -

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DATE 5/3/2023

A1.02



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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
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LONG TERM CARE BLDG. LEVEL 1 PLAN PARKING LEVEL 02 - REZONING -

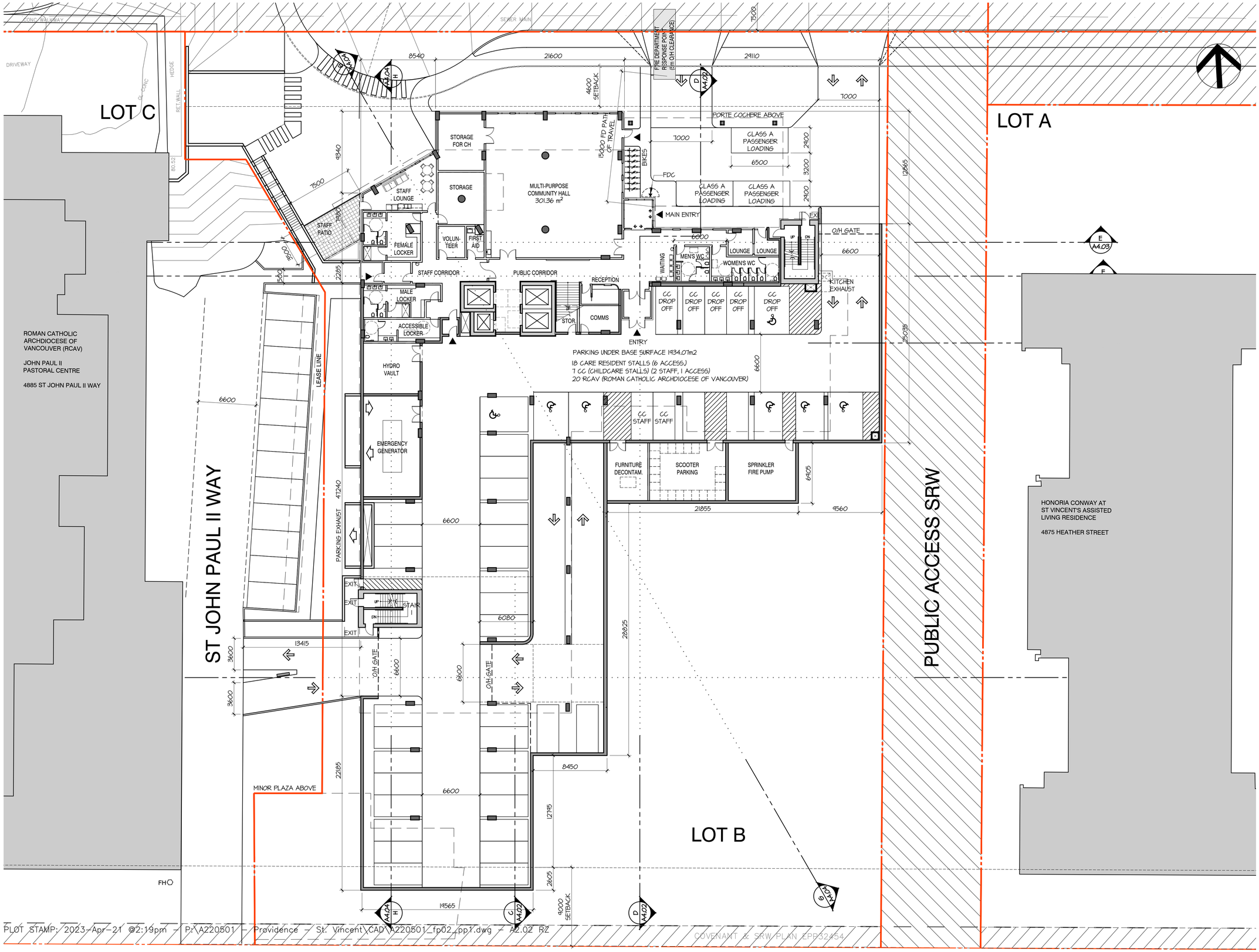
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DATE 4/27/2023

A2.01

COVENANT & SRW PLAN EPP32454



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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
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LONG TERM CARE BLDG. LEVEL 2 PLAN PARKING LEVEL 01 - REZONING -

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A2.02



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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
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LONG TERM CARE BLDG. LEVEL 3 PLAN MAIN LEVEL - REZONING -

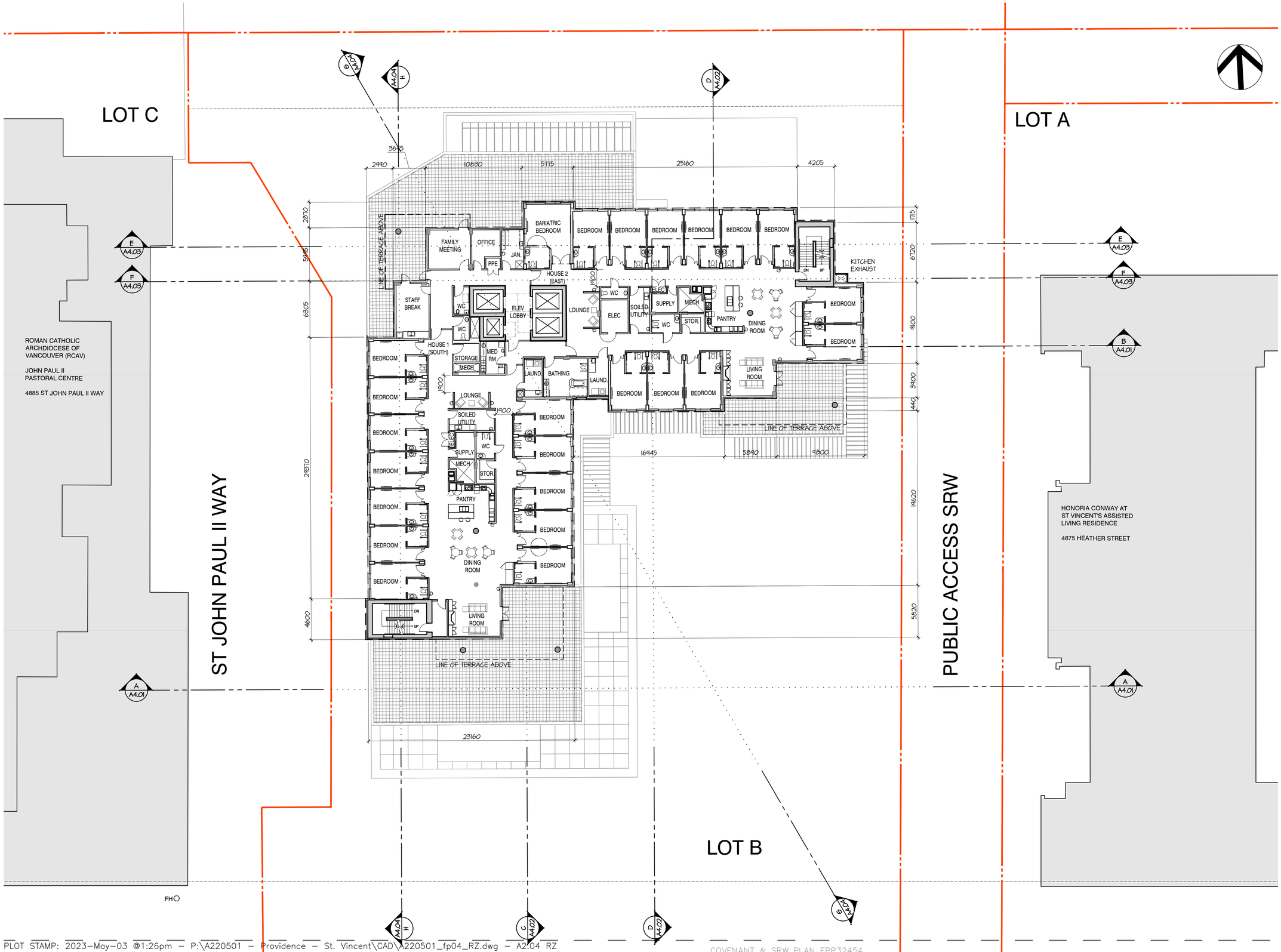
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DATE 4/21/2023

A2.03



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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER: LONG TERM CARE HOME

749 WEST 33rd AVENUE
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LONG TERM CARE BLDG. LEVEL 4 PLAN

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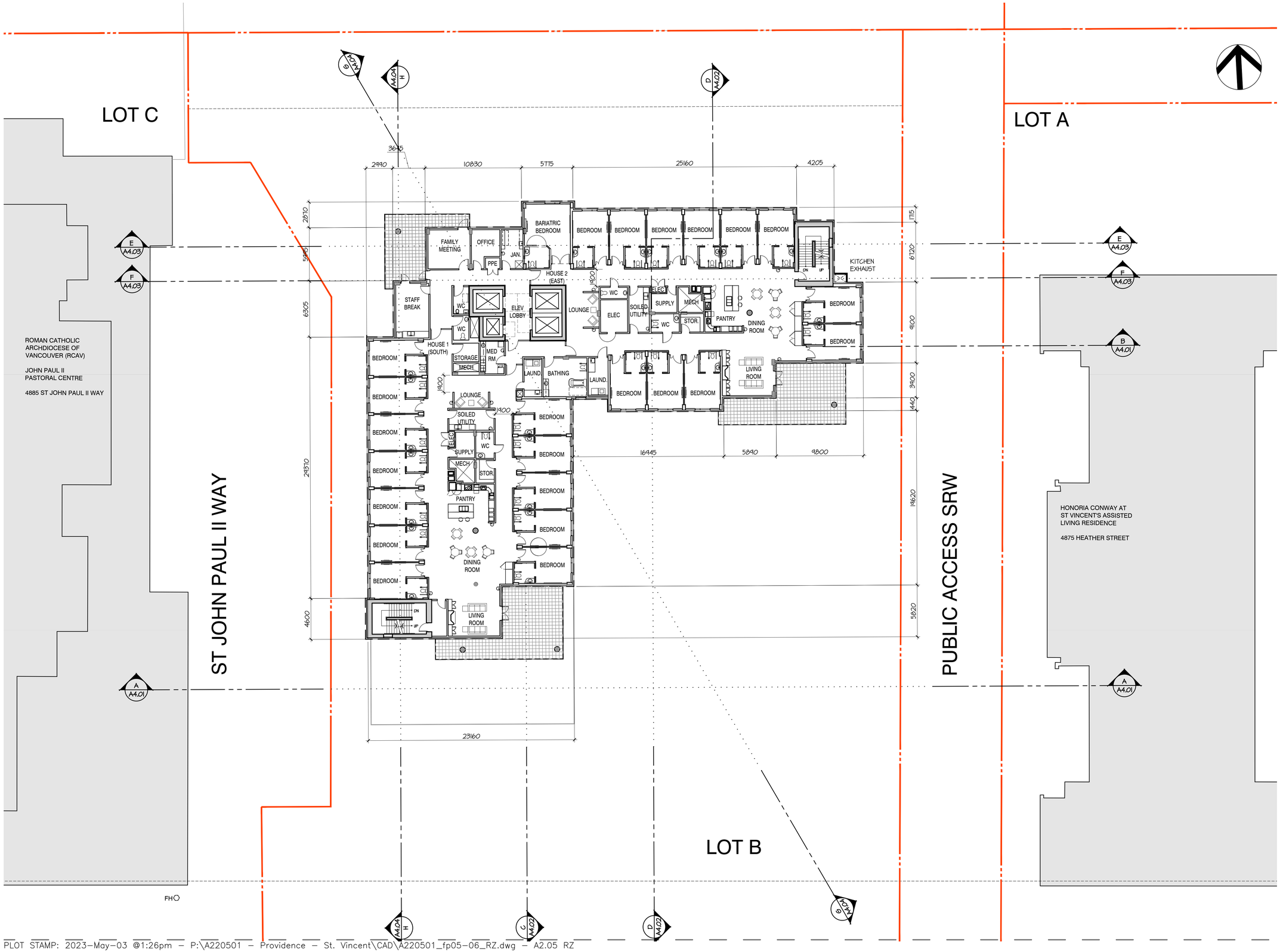
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SCALE 1:200
DATE 4/27/2023

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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER: LONG TERM CARE HOME
749 WEST 33rd AVENUE
VANCOUVER BC

LONG TERM CARE BLDG. TYPICAL PLAN L5 AND L6

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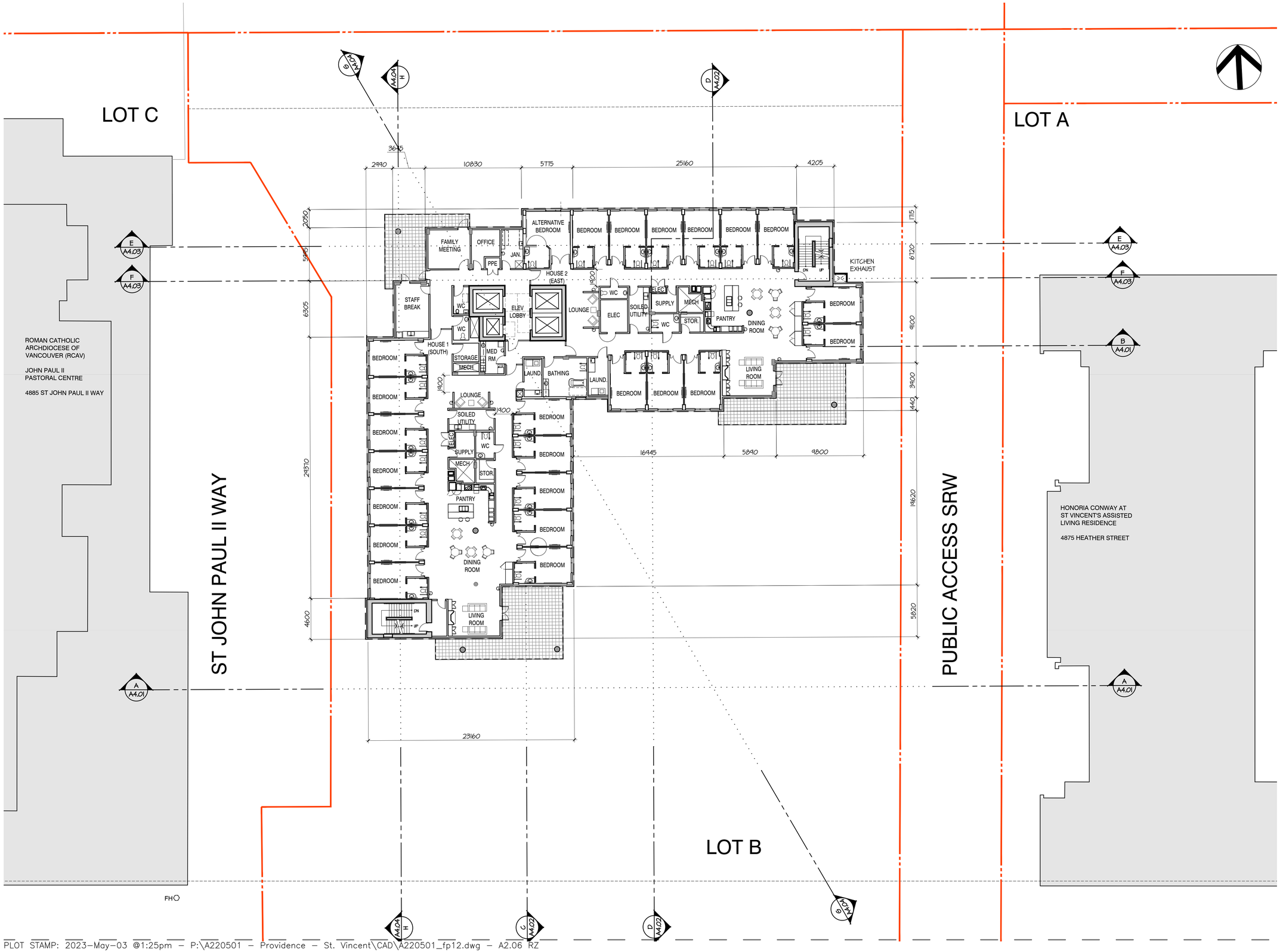
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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER: LONG TERM CARE HOME

749 WEST 33rd AVENUE
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LONG TERM CARE BLDG. TYPICAL PLAN L7 TO L13

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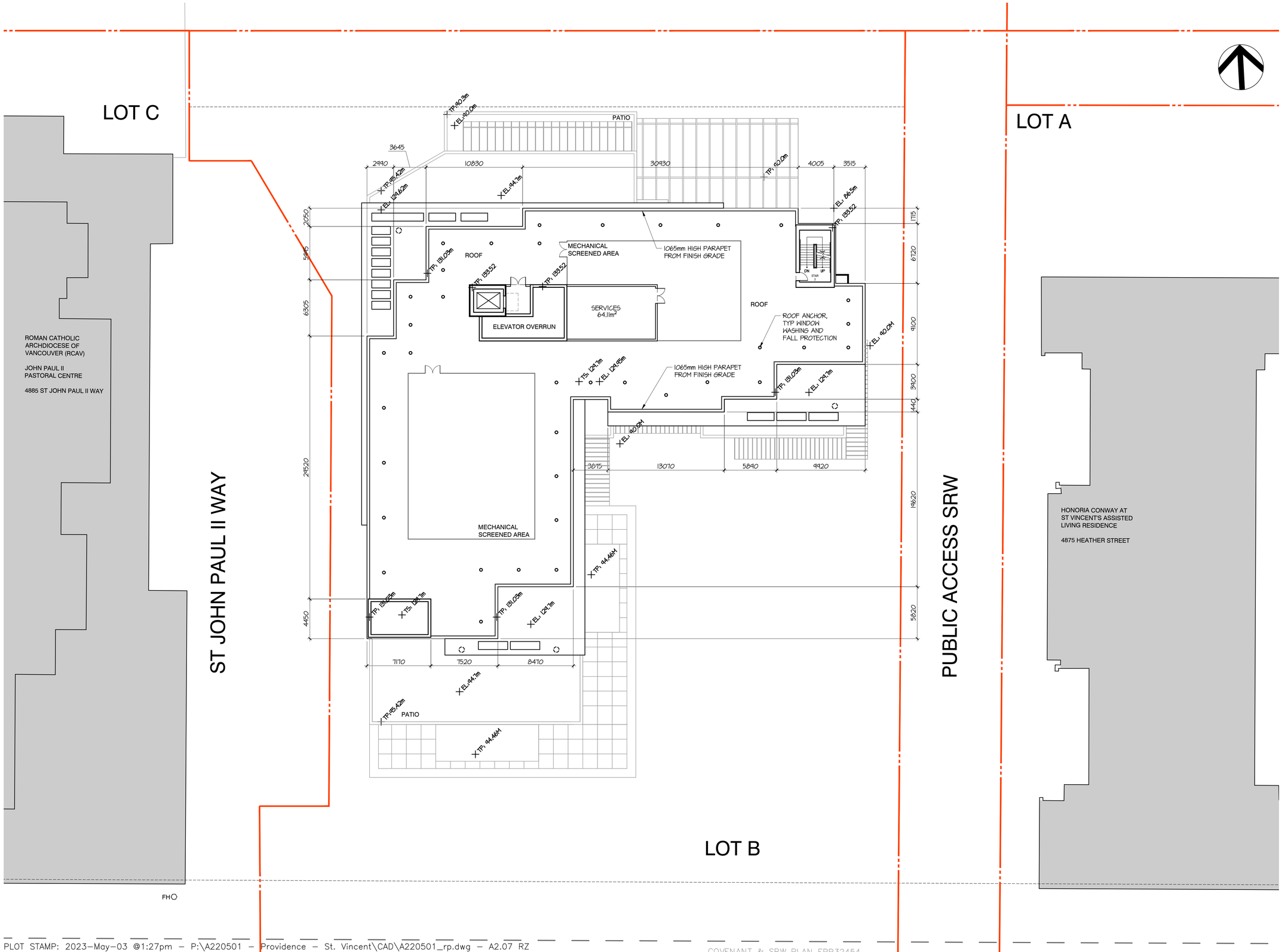
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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
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LONG TERM CARE BLDG. ROOF PLAN

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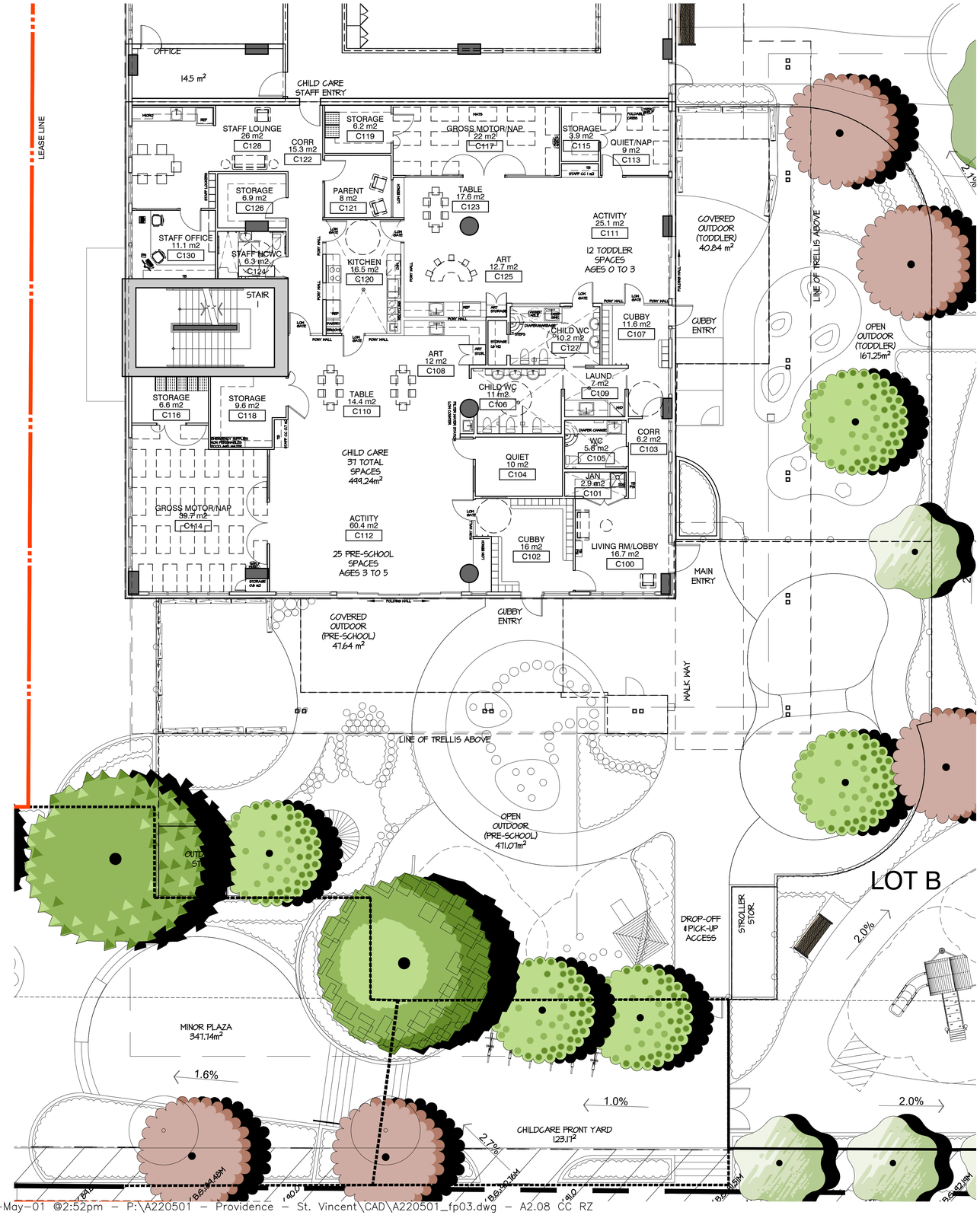
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AREA CHART	749 WEST 33RD CHILDCARE CENTRE				Ye Chu Design
TABLE 2 GROUP CHILDCARE AGE 0-3 (12 SPACE PROGRAM)					05-Dec-22

1 INDOOR ACTIVITY ROOMS AND SETTINGS

item	room #	activity	required m2	required s.f.	provided m2	provided s.f.
1.1	C125	ART AREA	9.0	97.0	12.7	136.7
1.2	C123	TABLE AREA	11.0	118.0	17.6	189.4
1.3	C111	AREA FOR OTHER ACTIVITY SETTINGS	20.5	221.0	25.1	270.1
1.4	C117	GROSS MOTOR/NAP ROOM	28.0	301.0	22.0	236.7
1.5	C119	STORAGE FOR GROSS MOTOR NAP ROOM	4.5	48.0	6.2	66.7
1.6	C113	QUIET ROOM/CRIB ROOM	9.0	97.0	9.0	96.8
1.6A	C115	STORAGE FOR QUIET ROOM			3.9	42.0
		NET ACTIVITY AREA	81.9	882.0	92.6	996.4

2 SUPPORT SPACES

item	room #	activity	required	required s.f.	provided m2	provided s.f.
2.1	C107	CUBBY	12.0	129.0	11.6	124.8
2.2	C120	*KITCHEN	12.0	102.0	16.5	177.5
2.3	C126	STORAGE	7.0	75.0	6.9	74.2
2.4	C127	CHILD W/C + DIAPERING AREA	8.0	86.0	10.2	109.8
2.5	C121	PARENT'S ROOM	6.0	65.0	8.0	86.1
2.6	C130	*STAFF OFFICE	7.0	75.0	11.1	119.4
2.7	C105	*SECOND STAFF W/.C	4.5	48.0	5.8	62.4
2.8	C109	*LAUNDRY	4.0	43.0	7.0	75.3
2.9	C101	*JANITOR CLOSET			2.9	31.2
2.10	IN ROOM C111	STAFF COMMUNICATION DESK			1.0	10.8
2.11	C128	STAFF LOUNGE			26.0	279.8
2.12	C100	LOBBY/LIVING ROOM			16.7	179.7
2.13	C122	CORRIDOR			15.3	164.6
2.14	IN ROOM C127	STORAGE			1.6	17.2
2.15	C103	CORRIDOR			6.2	66.7
		NET SUPPORT AREA	60.4	623.0	146.8	1579.6
		TOTAL NET INDOOR AREA	139.8	1505.0	239.4	2575.9
		GROSS INDOOR AREA	182.0	1959.0	**SEE TABLE 6**	
*	Space can be shared between two programs					

3 OUTDOOR AREA (TO BE CONFIRMED)

item	room #	activity	required	required s.f.	provided m2	provided s.f.
3.1		COVERED OUTDOOR SPACE	33.0	355.0	**40.8**	476.9
3.2		OPEN OUTDOOR SPACE	137.0	1475.0	**157.9**	1480.1
		TOTAL OUTDOOR AREA	170.0	1830.0	**198.7**	1957.0

** NET OPEN ACTIVITY AREAS EXCLUDED DOOR SWINGS, AREA IN FRONT OF THE MILLWORK AND FREE STANDING COLUMNS

TABLE 4 GROUP CHILDCARE AGE 3-5 (25 SPACE PROGRAM)						Ye Chu Design

1 INDOOR ACTIVITY ROOMS AND SETTINGS

item	room #	activity	required m2	required s.f.	provided m2	provided s.f.
1.1	C108	DEDICATED ART AREA (WET MESSY)	10.0	108.0	12.0	129.1
1.2	C110	TABLE AREA	14.0	151.0	14.4	154.9
1.3	C112	AREA FOR OTHER ACTIVITY SETTINGS	60.5	651.0	60.4	649.9
1.4	C114	GROSS MOTOR/NAP ROOM	30.0	323.0	39.7	427.2
1.4A	IN ROOM C114	STORAGE			0.6	6.5
1.5	C116	STORAGE WITH LARGE MOTOR/NAP ROOM	4.5	48.0	6.6	71.0
1.6	C104	QUIET ROOM	9.0	97.0	10.0	107.6
		NET ACTIVITY AREA	128.0	1378.0	143.7	1546.2

2 SUPPORT SPACES

item	room #	activity	required	required s.f.	provided m2	provided s.f.
2.1	C102	CUBBY	14.0	151.0	16.0	172.2
2.2	C127	*KITCHEN, SEE TODDLER AREAS				
2.3	C118	STORAGE	8.0	86.0	9.6	103.3
2.4	C106	CHILD W/C	9.0	97.0	11.0	118.4
2.5	C105	*PARENT'S ROOM, SEE TODDLER AREAS				
2.6	C135	*STAFF OFFICE, SEE TODDLER AREAS				
2.7	C124	*ACCESSIBLE STAFF W/.C WITH SHOWER	4.5	48.0	6.3	67.8
2.8	C109	*LAUNDRY, SEE TODDLER AREAS				
2.9	C109	*JANITOR, SEE TODDLER AREAS				
2.10	IN ROOM C112	STAFF COMMUNICATION DESK			0.7	7.5
		NET SUPPORT AREA	35.5	382.0	43.6	469.1
		TOTAL NET INDOOR AREA	163.5	1760.0	187.3	2015.3
		GROSS INDOOR AREA	247.0	2659.0	**SEE TABLE 6**	
*	Space can be shared between programs					

3 OUTDOOR AREA (TO BE CONFIRMED)

item	room #	activity	required m2	required s.f.	provided m2	provided s.f.
3.1		COVERED OUTDOOR SPACE	45.0	484.0	**47.6**	1091.5
3.2		OPEN OUTDOOR SPACE	305.0	3283.0	**471.6**	2997.0
		TOTAL OUTDOOR AREA	350.0	3767.0	**519.2**	4088.5
		TOTAL NET INDOOR AREA for 37 SPACES	330.0	3550.8	**426.5**	**4591.3**
	TOTAL	**GROSS INDOOR AREA**	429.0	4616.0	**SEE TABLE 6**	

** NET OPEN ACTIVITY AREAS EXCLUDED DOOR SWINGS, AREA IN FRONT OF THE MILLWORK AND FREE STANDING COLUMNS

TABLE 6 GROUP INDOOR/OUTDOOR SPACE: SHARED FACILITIES										Ye Chu Design

1 INDOOR ACTIVITY ROOMS AND SETTINGS

program	0-3 (12 space program) & 3-5 (25 space program)									
	# of spaces	**net indoor activitiy area		gross indoor area for both		covered outdoor area		total outdoor area (includes covered areas)		
		M2	SQ. FT	M2	SQ. FT	M2	SQ. FT	M2	SQ. FT	
REQUIRED	37	210.0	2259.6	429	4616.0	78	839.3	520	5595.2	
PROVIDED	37	236.3	2542.6	499.2	5371.7	88.5	952.0	718.0	7725.2	

**NET OPEN ACTIVITY AREAS EXCLUDED DOOR SWINGS, AREA IN FRONT OF THE MILLWORK AND FREE STANDING COLUMNS

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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

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LONG TERM CARE BLDG. LEVEL 3 PLAN CHILD CARE - REZONING -

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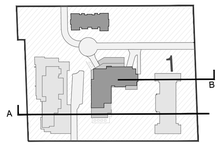
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SITE SECTION | LOOKING NORTH
SCALE:1:200 | A-A

SITE SECTION | LOOKING NORTH
SCALE:1:200 | B-B

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PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
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SITE SECTIONS
NEIGHBOURING LOTS

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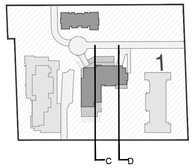
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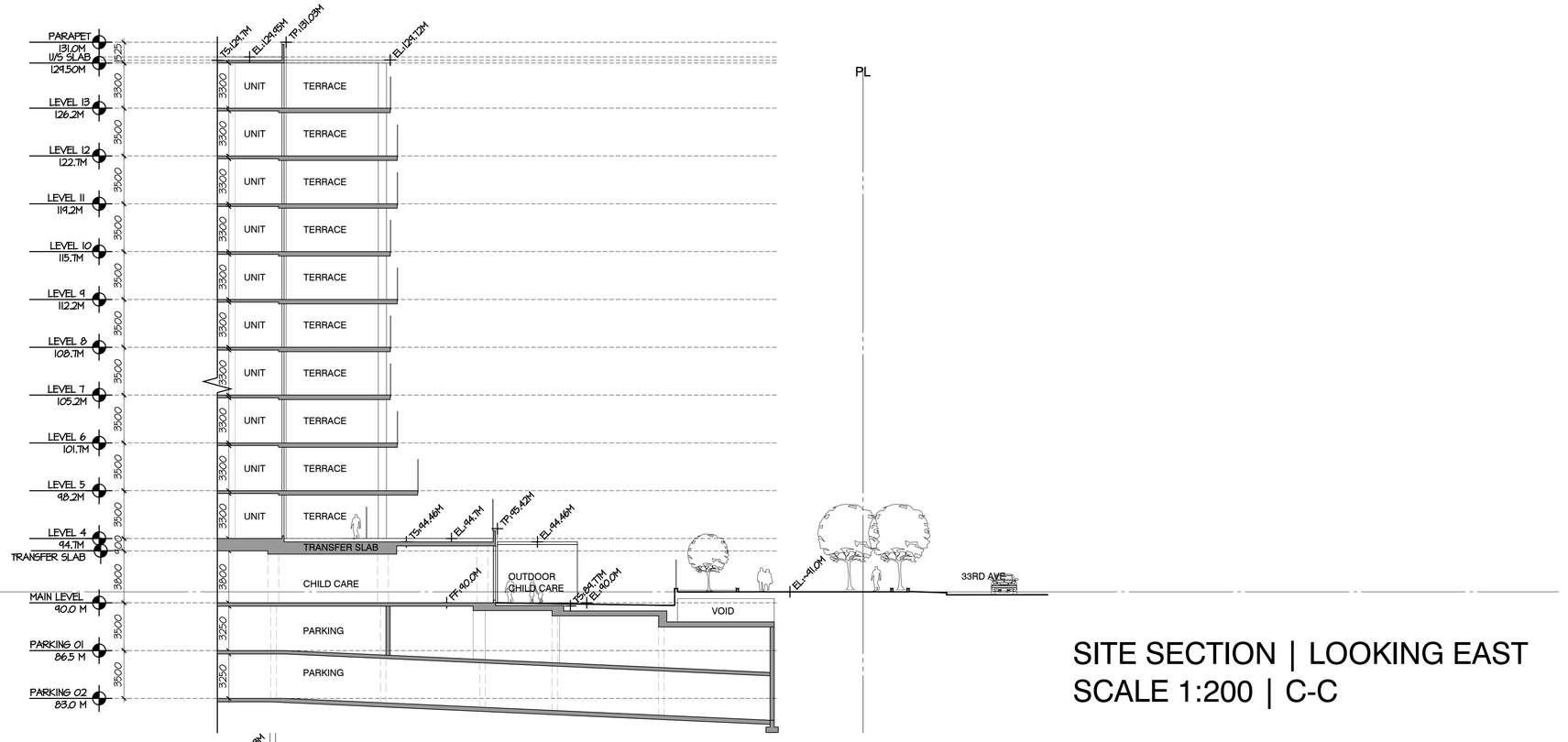
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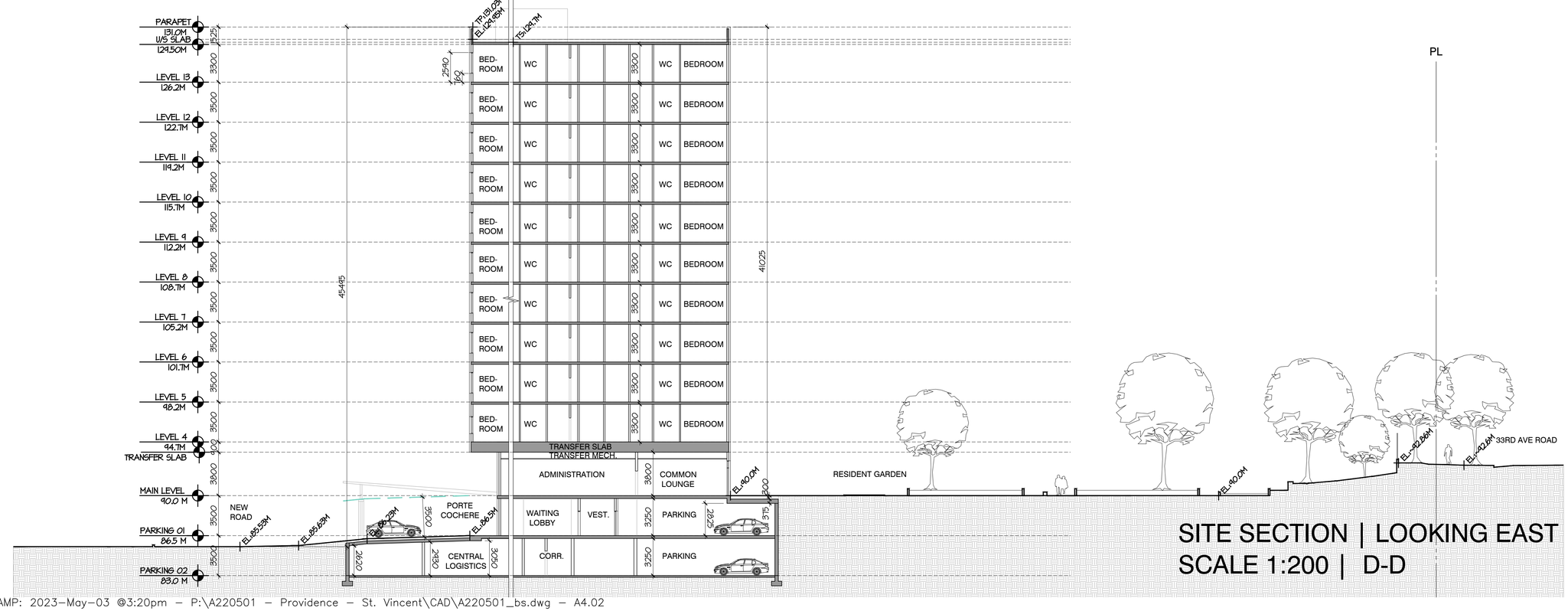
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SITE SECTION | LOOKING EAST
SCALE 1:200 | C-C



SITE SECTION | LOOKING EAST
SCALE 1:200 | D-D

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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
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SITE SECTIONS 33RD AVE INTERFACE

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LTC SECTION | LOOKING NORTH
SCALE 1:200 | E-E

LTC SECTION | LOOKING NORTH
SCALE 1:200 | F-F

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PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
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SECTIONS LONG-TERM CARE

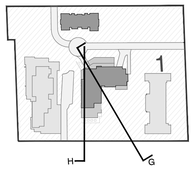
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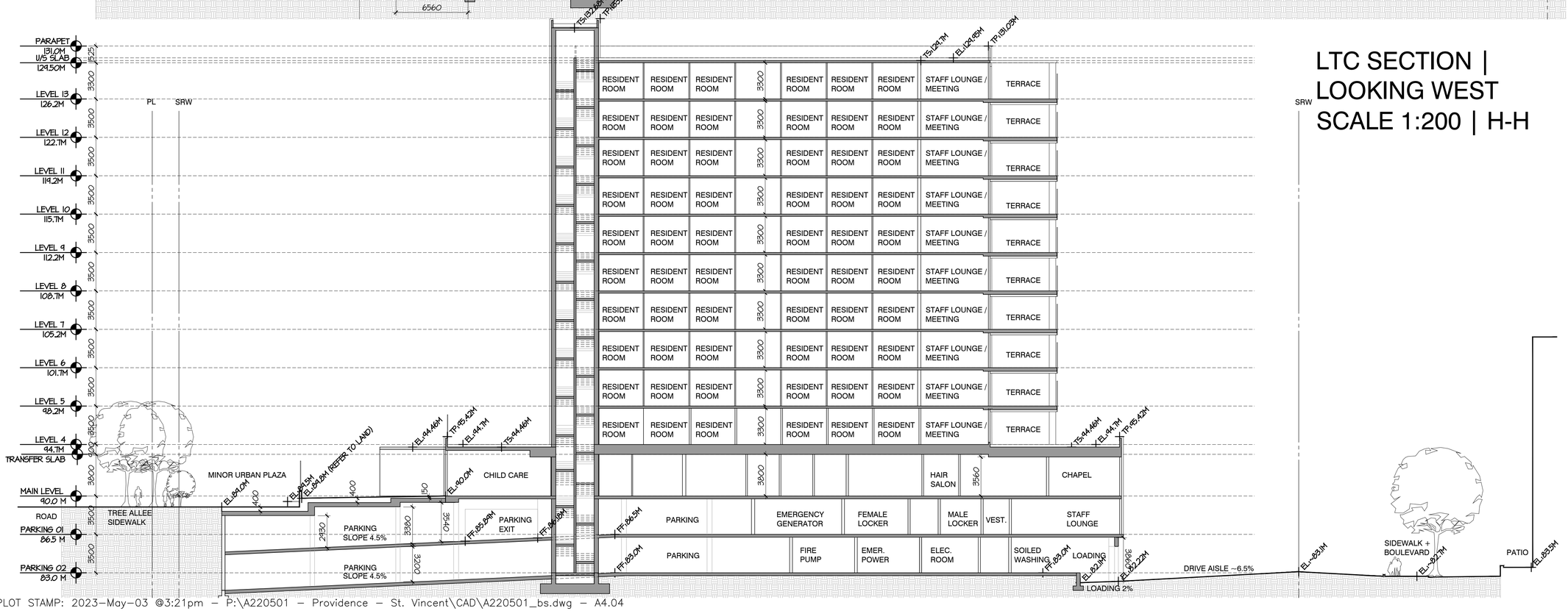
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LTC SECTION | LOOKING N.EAST
SCALE 1:200 | G-G

LTC SECTION | LOOKING WEST
SCALE 1:200 | H-H



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SECTIONS LONG-TERM CARE

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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER: LONG TERM CARE HOME
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LONG TERM CARE BLDG. LEVEL 1 PLAN PARKING LEVEL 02 - AREA OVERLAY -

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Providence Health Care

NO.	DATE	ISSUE
1	2021-09-28	ISSUED FOR LOE
2	2023-04-28	ISSUED FOR REZONING

NO.	DATE	REVISION

PROJECT

PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER: LONG TERM CARE HOME
749 WEST 33rd AVENUE
VANCOUVER BC

LONG TERM CARE BLDG. LEVEL 2 PLAN PARKING LEVEL 01 - AREA OVERLAY -

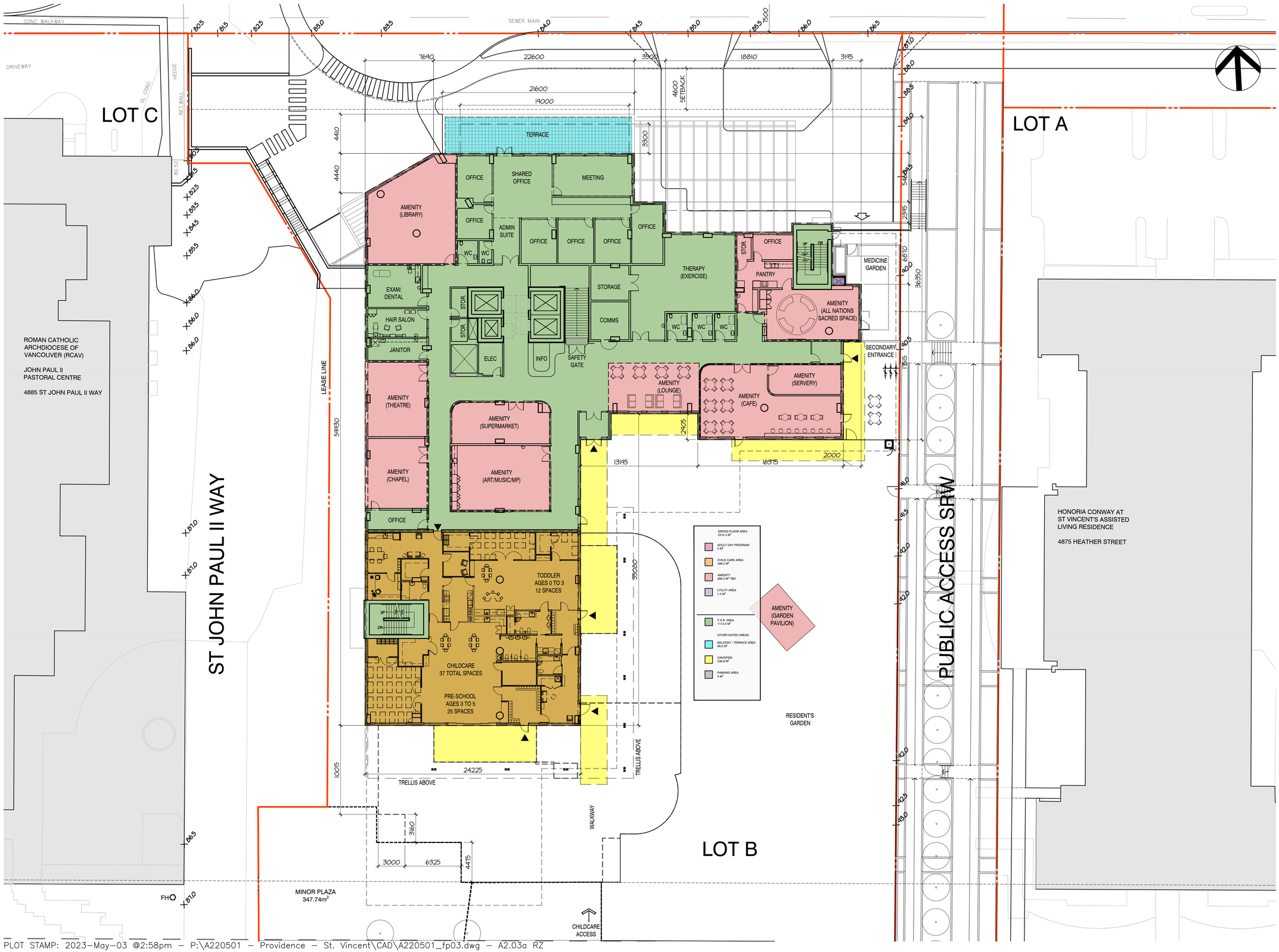
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PROJECT A220501
DRAWN SZ **CHECKED** DJ

SCALE 1:200
DATE 4/27/2023

A2.02a



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dys architecture
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tel 604 669 7710 www.dysarchitecture.com

CLIENT

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749 WEST 33rd AVENUE
VANCOUVER BC

LONG TERM CARE BLDG. LEVEL 3 PLAN

- AREA OVERLAY -

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SCALE 1:200
DATE 5/3/2023

A2.03a

LOT C

LOT A

LOT B

ROMAN CATHOLIC
ARCHDIOCESE OF
VANCOUVER (RCAV)

JOHN PAUL II
PASTORAL CENTRE

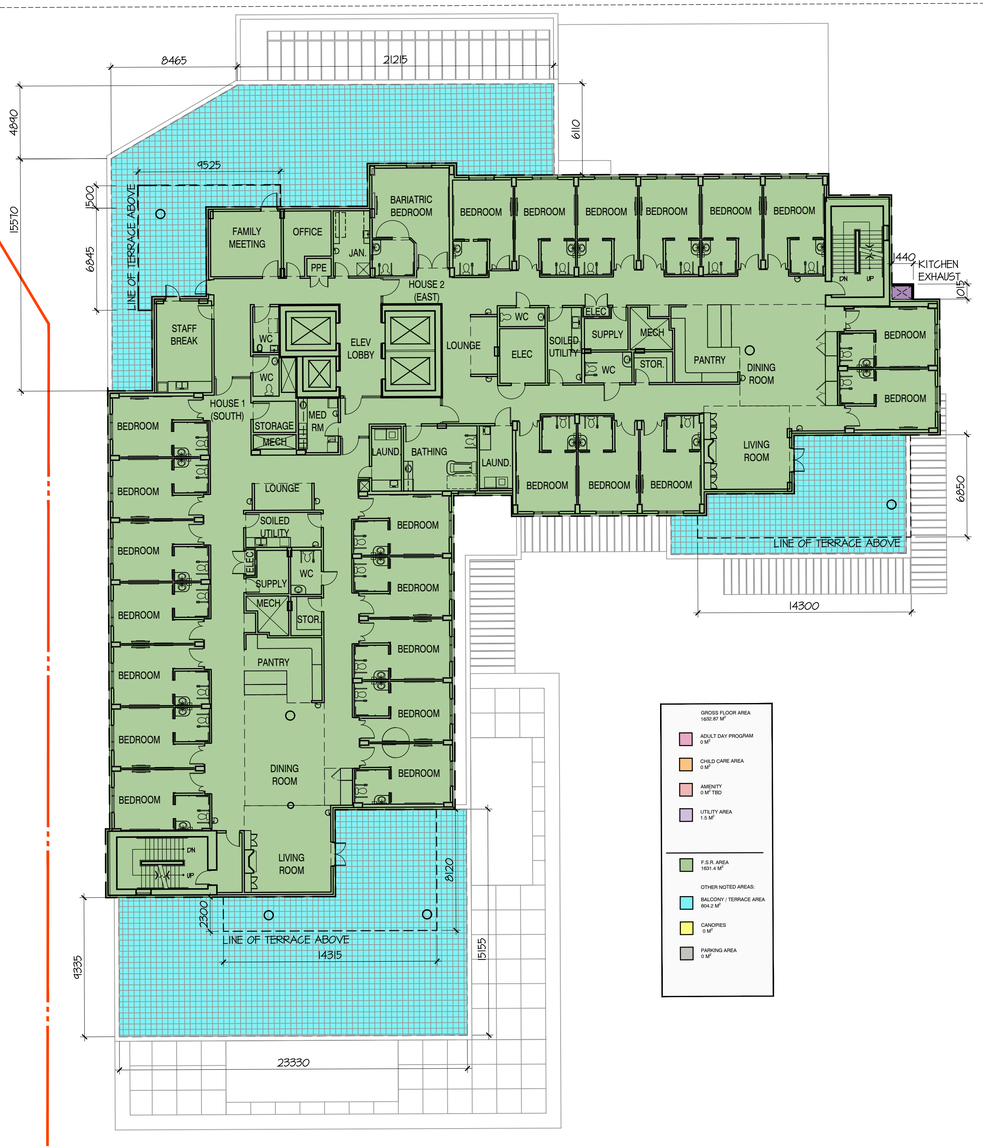
4885 ST JOHN PAUL II WAY

ST JOHN PAUL II WAY

PUBLIC ACCESS SRW

HONORIA CONWAY AT
ST VINCENT'S ASSISTED
LIVING RESIDENCE

4875 HEATHER STREET



GROSS FLOOR AREA
1630.87 M²

ADULT DAY PROGRAM
0 M²

CHILD CARE AREA
0 M²

AMENITY
0 M² TBD

UTILITY AREA
1.5 M²

F.S.R. AREA
1631.4 M²

OTHER NOTED AREAS:

BALCONY / TERRACE AREA
604.2 M²

CANOPIES
0 M²

PARKING AREA
0 M²

FHO

PLOT STAMP: 2023-May-03 @2:57pm – P:\A220501 – Providence – St. Vincent\CAD\A220501_fp04_RZ.dwg – A2.04a RZ

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PROVIDENCE HEALTH CARE
ST. VINCENT'S HEATHER:
LONG TERM CARE HOME
749 WEST 33rd AVENUE
VANCOUVER BC

LONG TERM CARE BLDG. LEVEL 4 PLAN

- AREA OVERLAY -

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DATE 5/3/2023

A2.04a

LOT C

LOT A

ROMAN CATHOLIC
ARCHDIOCESE OF
VANCOUVER (RCAV)

JOHN PAUL II
PASTORAL CENTRE

4885 ST JOHN PAUL II WAY

ST JOHN PAUL II WAY

PUBLIC ACCESS SRW

HONORIA CONWAY AT
ST VINCENT'S ASSISTED
LIVING RESIDENCE

4875 HEATHER STREET



LOT B

FH

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ST. VINCENT'S HEATHER:
LONG TERM CARE HOME
749 WEST 33rd AVENUE
VANCOUVER BC

LONG TERM CARE BLDG. TYPICAL PLAN L5 AND L6

- AREA OVERLAY -

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DATE 5/3/2023

A2.05a

LOT C

LOT A

LOT B

ROMAN CATHOLIC
ARCHDIOCESE OF
VANCOUVER (RCAV)

JOHN PAUL II
PASTORAL CENTRE

4885 ST JOHN PAUL II WAY

ST JOHN PAUL II WAY

PUBLIC ACCESS SRW

HONORIA CONWAY AT
ST VINCENT'S ASSISTED
LIVING RESIDENCE

4875 HEATHER STREET

FH



GROSS FLOOR AREA
1627.95 M²

ADULT DAY PROGRAM
0 M²

CHILD CARE AREA
0 M²

AMENITY
0 M² TBD

UTILITY AREA
1.5 M²

F.S.R. AREA
1626.5 M²

OTHER NOTED AREAS:

BALCONY / TERRACE AREA
186.1 M²

CANOPIES
0 M²

PARKING AREA
0 M²

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ST. VINCENT'S HEATHER:
LONG TERM CARE HOME
749 WEST 33rd AVENUE
VANCOUVER BC

LONG TERM CARE BLDG. TYPICAL PLAN L7 TO L13

- AREA OVERLAY -

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A2.06a

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PROVIDENCE HEALTH CARE ST. VINCENT'S HEATHER

749 WEST 33rd AVENUE
VANCOUVER BC

LONG TERM CARE BLDG. ROOF PLAN

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A2.07a

SITE PLAN

Concept

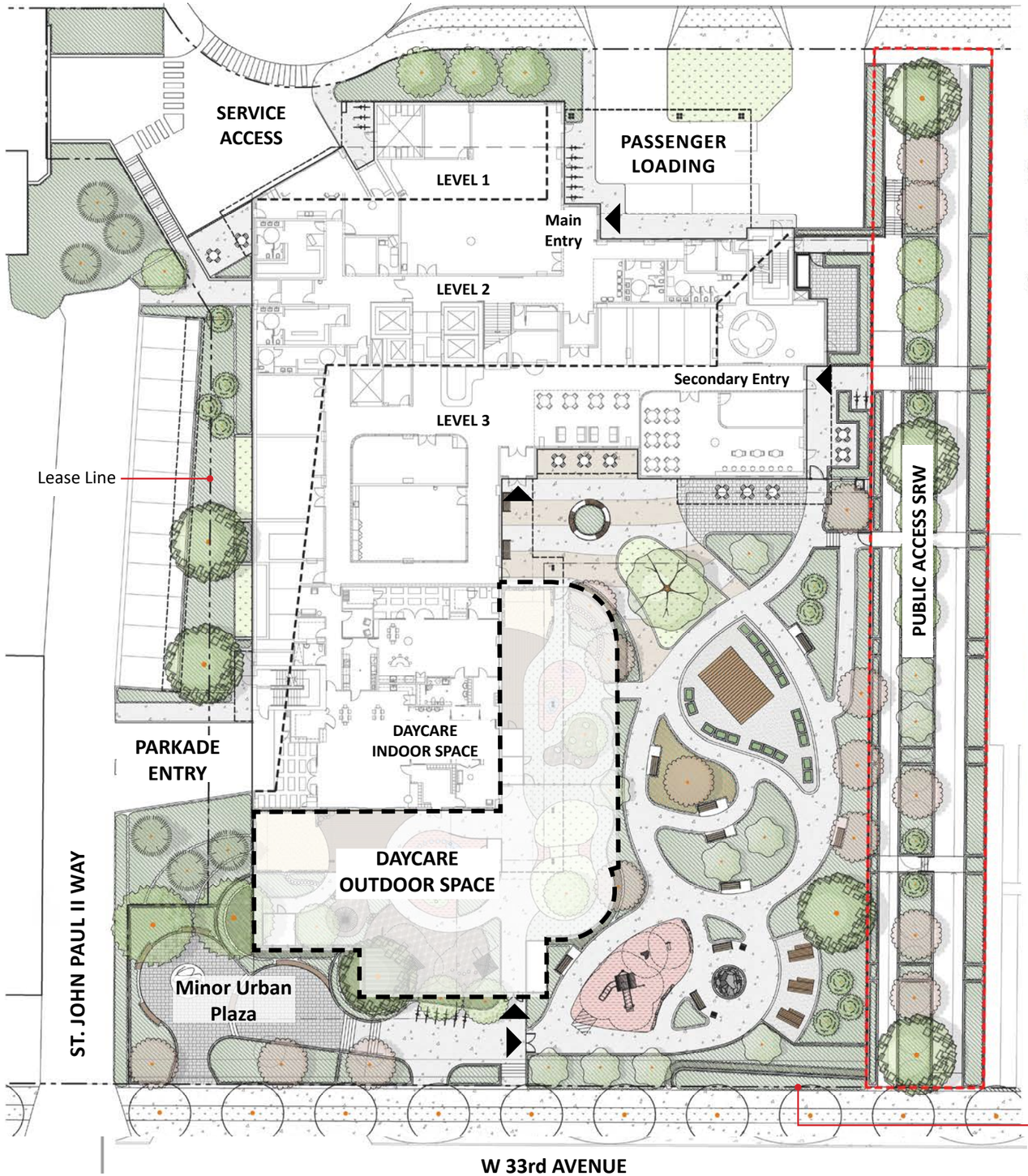
This concept focuses on a series of circular paths encompassing several small “islands” each providing unique sensory experiences and activities for residents to partake in.

The northern part of the courtyard provides access from the main lobby and includes an open plaza as well as a partly covered cafe seating area, ornamental planting as well as an open lawn for various activities.

The central islands south of the plaza feature opportunities for community gardening, social gatherings around a cascading rock fountain, play for visiting children as well as strolling through beds of memory stimulating planting. The main pathway guides residents safely through the yard by providing accessibility features such as guardrails, wheel stoppers and benches with pull-outs for wheelchairs.

The courtyard will be bordered by shade providing trees to the south and east as well as the neighbouring daycare to the west. The latter will be a separated space yet allow for interaction between seniors and children.

The minor plaza to the south serves as both entrance space for daycare visitors and community space with the potential for public art. There are several opportunities to incorporate Indigenous design elements throughout the site.



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Abies koreana / Korean Fir	B&B	2.5m ht	13
	Acer rubrum `October Glory` TM / October Glory Maple	B&B	6cm cal.	2
	Cercidiphyllum japonicum / Katsura Tree	B&B	8cm cal.	11
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B&B	6cm cal.	1
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B&B	6cm cal.	3
	Pinus nigra `Green Select` / Green Select Pine	B&B	2.5m ht	6
	Prunus serrulata `Kwanzan` / Flowering Cherry	B&B	6cm cal.	16
	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B&B	6cm cal.	10
	Zelkova serrata `Green Vase` / Sawleaf Zelkova	B&B	6cm cal.	7

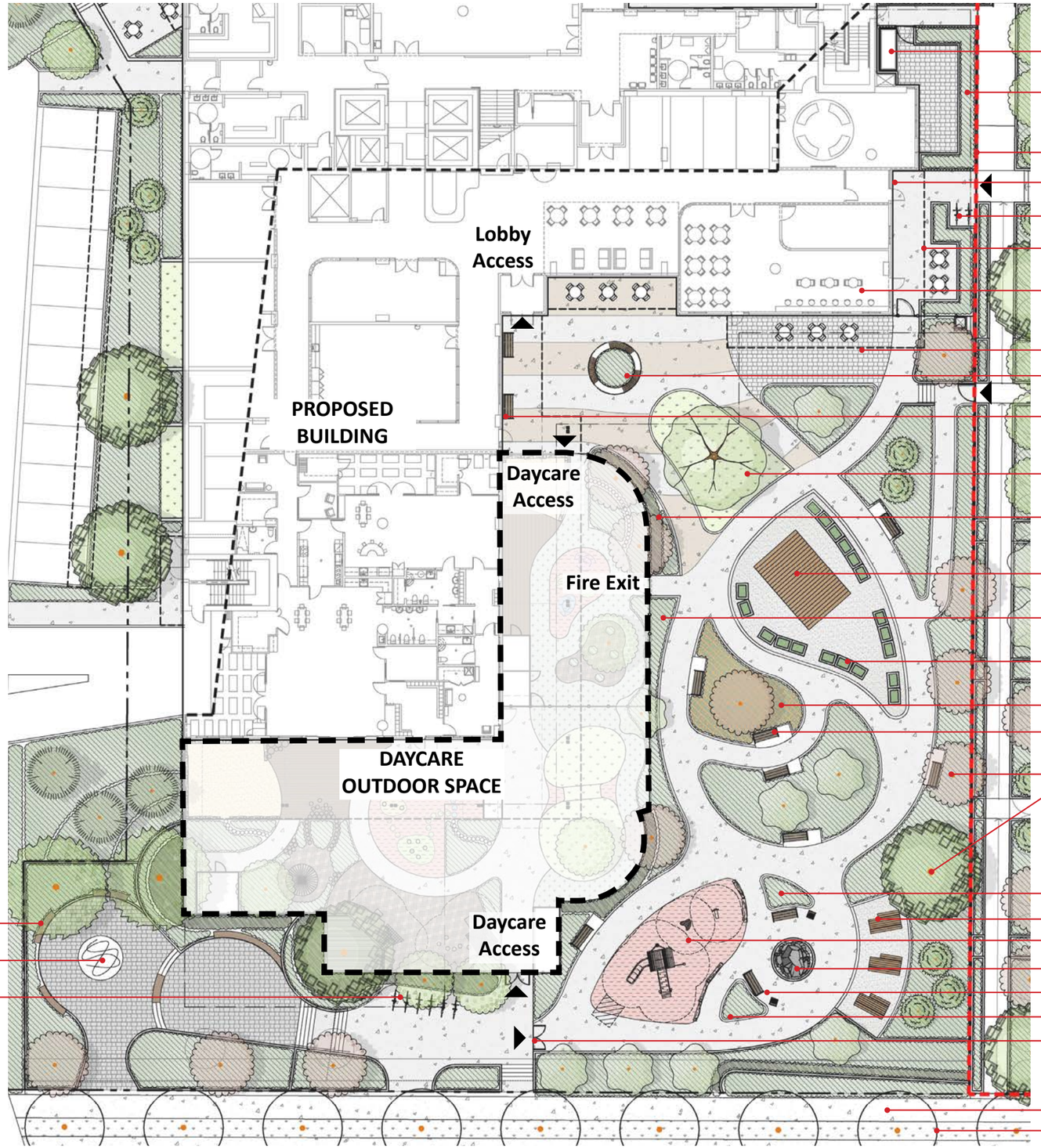
CONCEPT PLANT SCHEDULE

STREET TREE
-

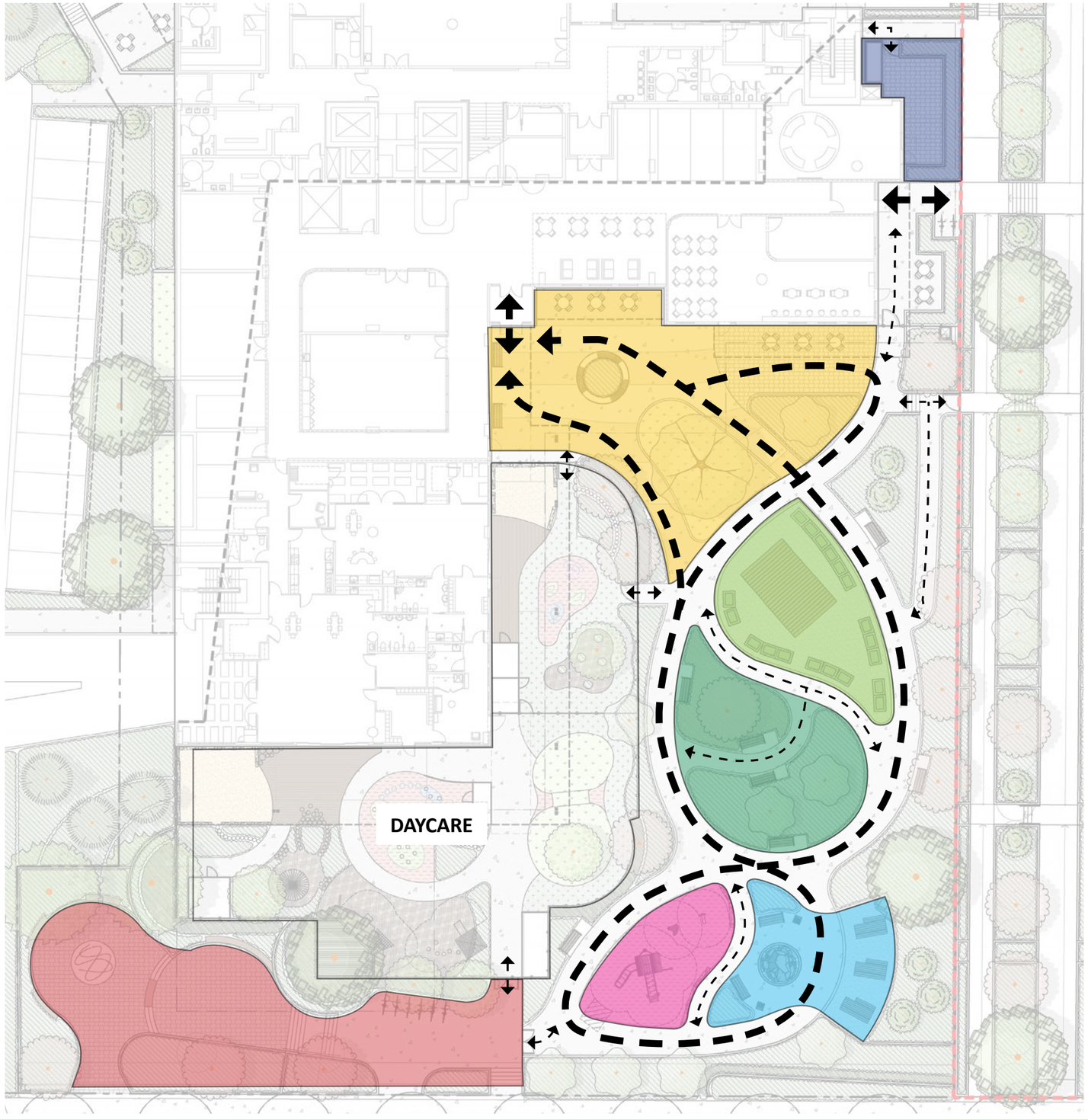
COURTYARD SITE PLAN

MATERIALITY

- Concrete Paving
- Coloured Concrete
- Concrete Pavers
- Crushed Gravel
- Poured in Place Rubber
- Shrub Planting
- Hedge Planting
- Meadow Planting
- Lawn



CIRCULATION



PROGRAMMING

- Front Plaza
- Community Gardening
- Planting
- Social/Gathering
- Play
- Minor Urban Plaza
- Medicine Garden
- Main Circulation: 2m wide concrete path with accessibility features such as guardrails and wheelstops
- Secondary circulation: 1.5m wide concrete path

PRECEDENT IMAGERY



COURTYARD PATIO WITH FEATURE PLANTING



PATH SYSTEM



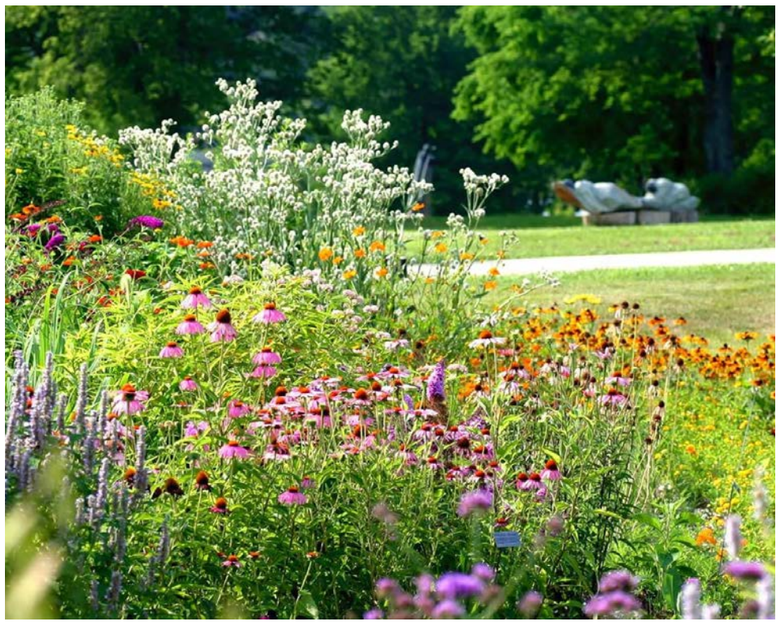
ROCK FOUNTAIN/WATER FEATURE



SHELTER/GREENHOUSE



COMMUNITY GARDENING



MEADOW PLANTING