



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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VANCOUVER GENERAL HOSPITAL (VGH) PRECINCT CD-1 GUIDELINES

Adopted by City Council on November 7, 2002

[**Note:** Council has directed that these guidelines be used by applicants and staff for development applications at the following CD-1 zoned sites:

Address 855 West 12th Ave

CD-1 No. 59

By-Law No. 4472

* The address of individual development applications and permits may differ.]



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1 Application and Intent

These guidelines should be used in conjunction with CD-1 By-laws within the Vancouver General Hospital (VGH) Precinct to guide development of the area (see Figure 1). Reference should also be made to the VGH Precinct Policy Statement adopted by City Council in June 2000, and a preliminary development application as may be approved by the Development Permit Board and City Council to constitute a Preliminary Form of Development. As well as assisting the development permit applicant, the guidelines will be used by City staff in the evaluation of proposed developments.

The guidelines will ensure that the design of individual developments is compatible with the overall urban design concept for the VGH Precinct (see Figure 2), adjacent established and future residential neighbourhoods and commercial districts.

The precinct is bounded by West 12th and 13th Avenues to the south, by West 10th Avenue and the lane north of West 10th Avenue between Willow and Heather Streets to the north, by Oak Street to the west, and by Yukon Street to the east. The precinct boundary also includes a 3 m wide setback area considered part of the public realm on the north side of West 10th Avenue between Heather and Ash Streets.

Figure 1. VGH Precinct Area Boundary

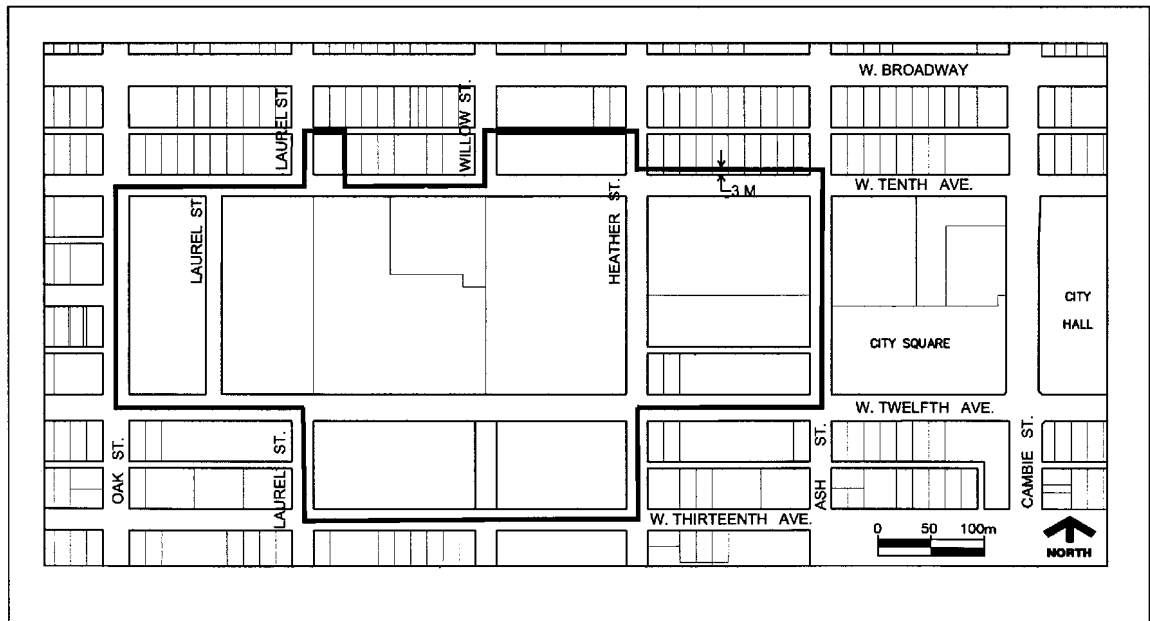
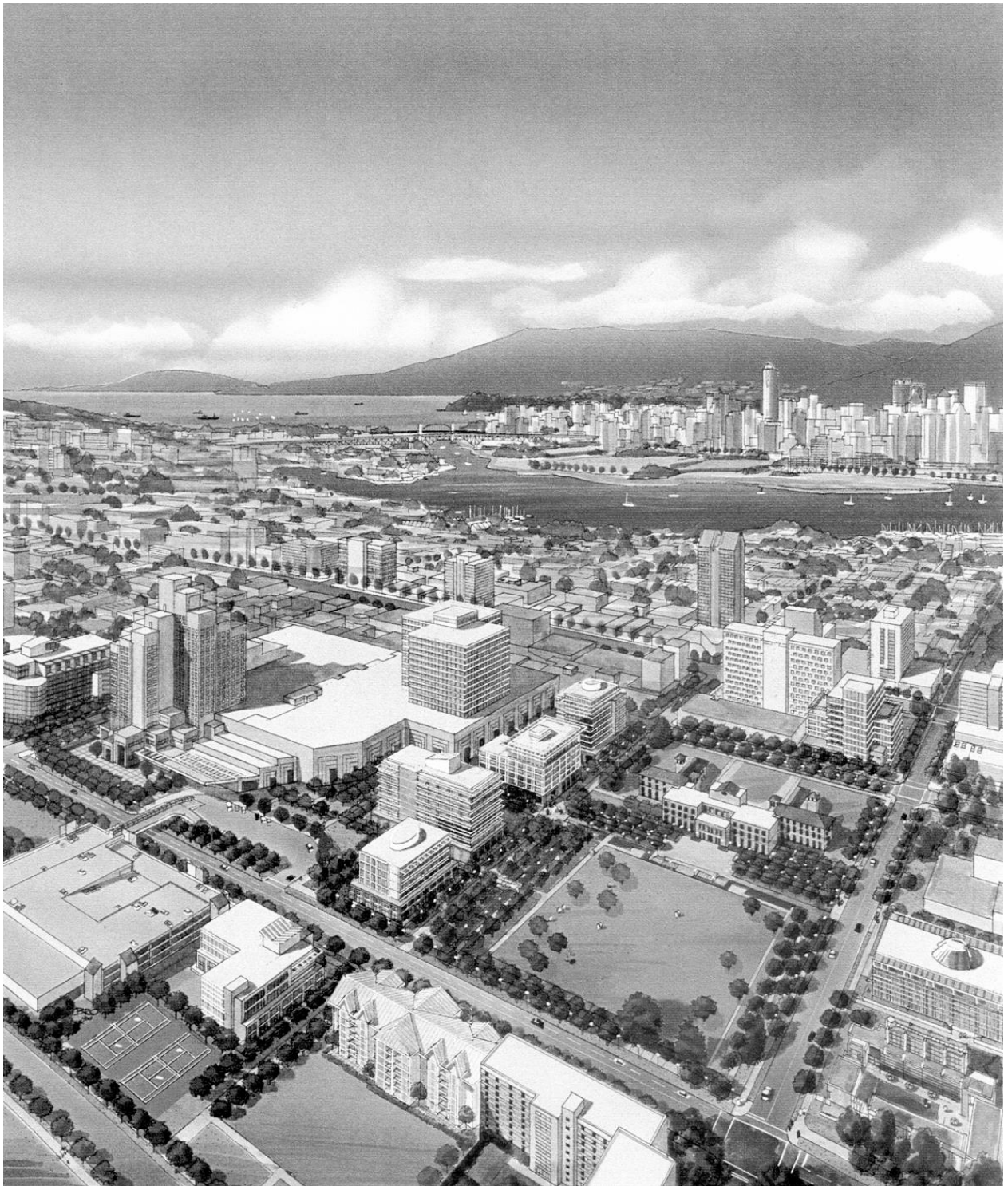


Figure 2. Urban Design Concept for VGH Precinct



2 Precinct Goals and Principles

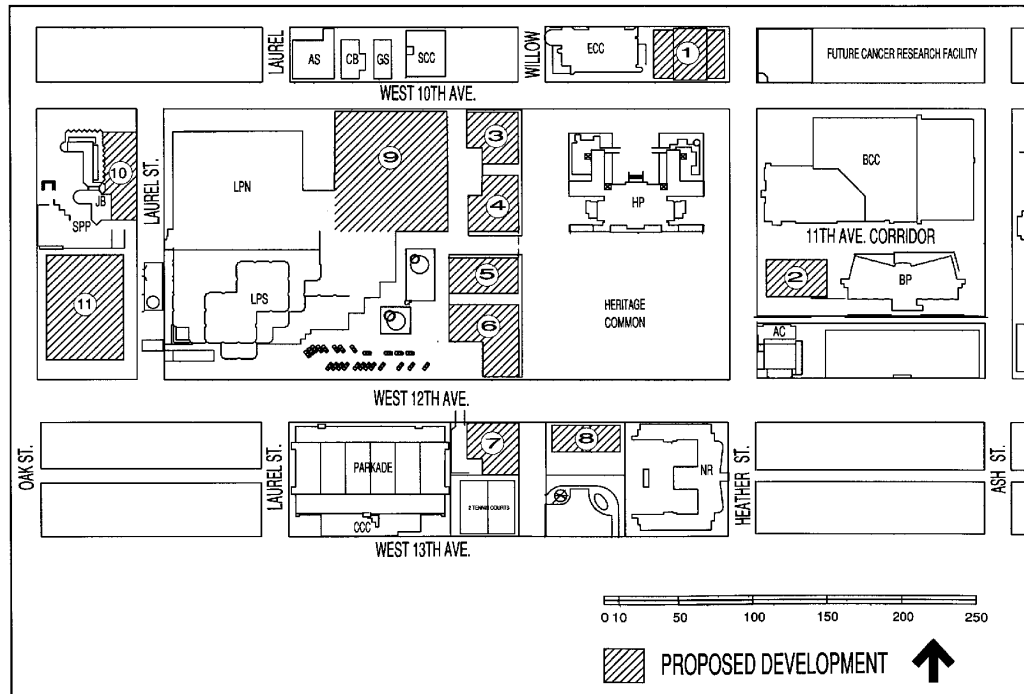
- 2.1** To retain adequate and appropriately linked sites for hospital functions.
- 2.2** To integrate the precinct physically and functionally with Broadway and surrounding communities, and to provide a moderating transition in scale from a major high density employment centre along the Broadway corridor to adjacent lower density residential areas.
- 2.3** To create a legible, coherent, pedestrian-oriented public realm for the precinct with its principal ordering elements comprising:
- a major centrally-located public open space (Heritage Common) with the restored adaptively re-used 1906 Heather Pavilion as its “centrepiece” focus;
 - a generous, formal, treed east-west pedestrian corridor extending along the 11th Avenue alignment;
 - a primary north-south pedestrian corridor along the Willow alignment with similar landscape treatment as for the 11th Avenue alignment; and
 - east-west and north-south streets and pedestrian routes enhanced for pedestrian amenity, cycling convenience, and safety.
- 2.4** To orient and configure new buildings to formally define but not dominate new open space and pedestrian corridors, and to create a stronger, less institutional sense of identity for the precinct.
- 2.5** To encourage use of the precinct and its amenities by neighbours, the hospital precinct population, and people working along the nearby Central Broadway commercial district.
- 2.6** To capitalize on opportunities for respite and repose to aid in providing a healing environment.
- 2.7** To reinforce transit orientation for those people employed in or visiting the precinct.
- 2.8** To promote environmentally-friendly “green” building principles in new and retrofitted structures, including “green” roof technology for the associated environmental and potential cost benefits, and for the aesthetic value to the internal sections of the precinct.
- 2.9** To plan vehicular circulation including required emergency and hospital delivery functions to achieve necessary functional objectives, while respecting urban design objectives for a positive, high quality pedestrian environment.
- 2.10** To reduce opportunities for crime and vandalism by taking the principles of CPTED (Crime Prevention Through Environmental Design) into consideration.

3 Overall Guidelines

3.1 Siting

The location of streets, open spaces, development parcels and buildings should generally be as illustrated in the preliminary development plan drawings included below and in Appendix A.

Figure 3. Preliminary Development Plan



Key List Of Proposed Development

1. Medi-Tech building
2. “ ”
3. “ ”
4. “ ”
5. “ ”
6. “ ”
7. “ ”
8. Residential/Congregate Care building
9. Centennial Pavilion replacement (20 years)
10. Jack Bell Expansion (hospital research)
11. Academic/Ambulatory Care Centre

3.2 Building Orientation

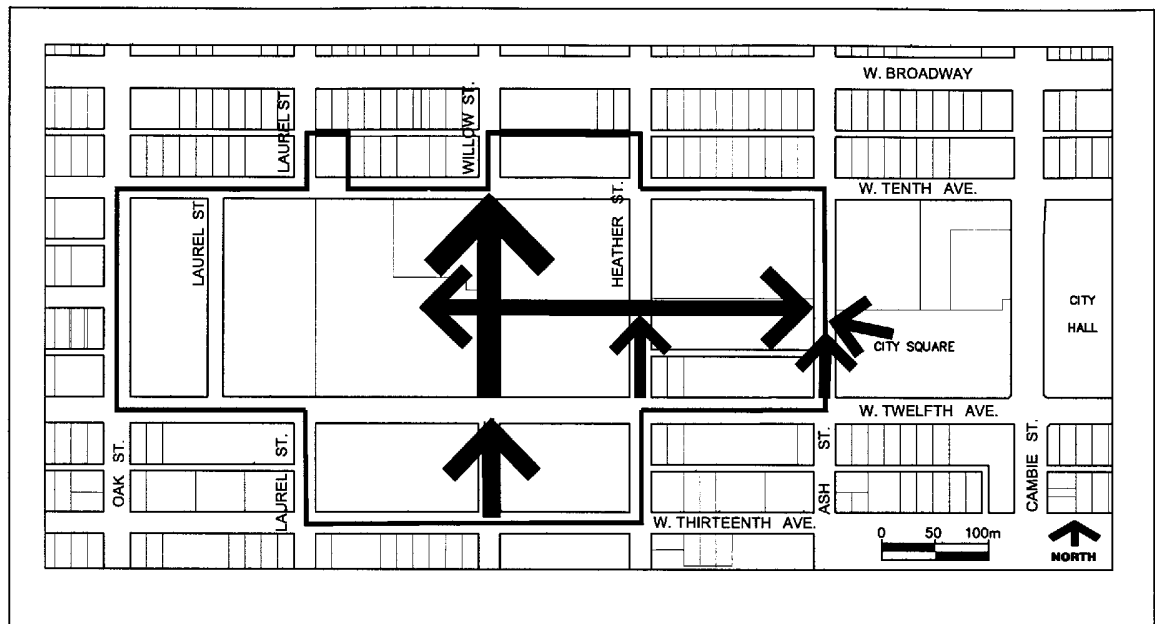
- (a) Buildings should generally be oriented to the adjacent orthogonal street grid.
- (b) Higher elements of buildings exceeding 4 storeys in height should orient their massing in a north-south direction to minimize shadowing and view blockage impacts.
- (c) Mechanical penthouses should also be oriented in a north-south direction to minimize shadowing and view impacts.

3.3 Views

Built form in the Development Plan has been generally located to respect various public, semi-public and private views. Principal public views to be respected are shown on Figure 4 below and include:

- (c) street-end views;
- (d) views north along public corridors on Willow and Heather; and
- (e) visual connections along the 11th Avenue pedestrian corridor.

Figure 4. Public Views



3.4 Massing Controls

3.4.1 Height

- (a) Buildings range in height from 4 to 10 storeys in accordance with the CD-1 By-law applicable to each site.
- (b) Building heights should be terraced to maximize sun penetration at the equinox particularly to pedestrian areas during the noon lunch time period.
- (c) Where floor-to-floor dimensions are greater than typical office floor dimensions (i.e. because of interstitial spaces for laboratory floors), increments in building heights should be created to break down building bulk and massing.

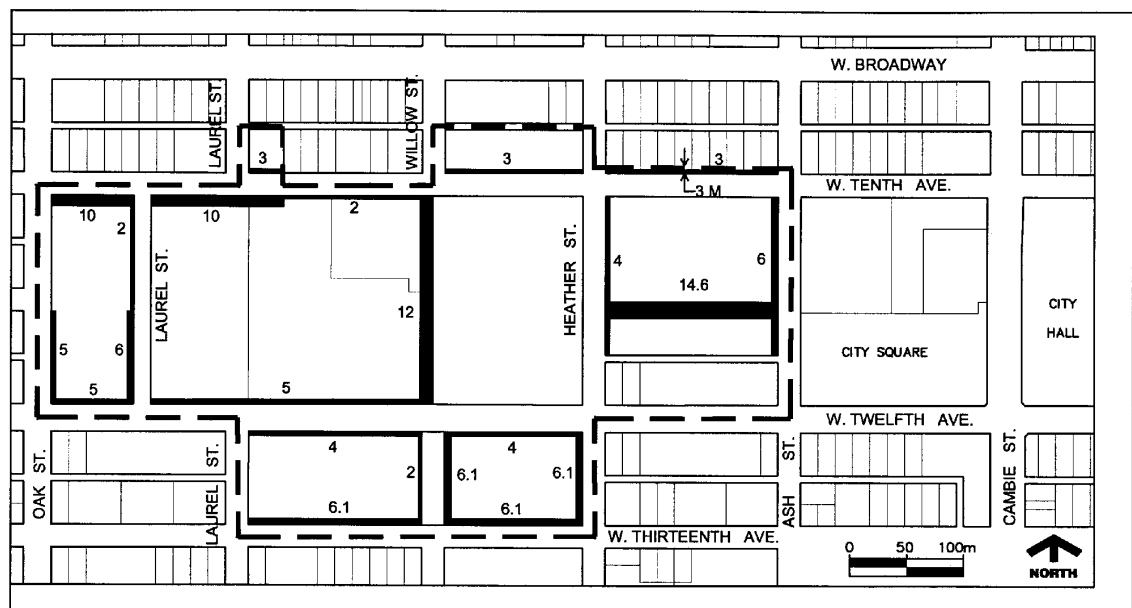
3.4.2 Setbacks

The following building setbacks are required to establish the desired Public Realm, public open space, street enclosure continuity and pedestrian amenity objectives within the VGH Precinct (see Figure 5 below):

- (a) West 10th Avenue:
 - 3.0 m setback on the north side between Laurel and Ash Streets;
 - 2.0 m setback on other frontages on the south side between Laurel (north of 10th Avenue) and Willow;
 - 12.0 m setback on the south side between Oak and Laurel (north of 10th Avenue) Streets;

- (b) 11th Avenue Alignment:
 - 14.6 m setback on the south side of the interior lot boundary between Heather and Ash Streets, provided that upper storeys of adjacent buildings to the south are stepped back to achieve sunlight penetration to the northerly side of the east-west pedestrian corridor at the noon equinox;
- (c) West 12th Avenue:
 - 5.0 m setback on the north side between Oak and Heather Streets;
 - 4.0 m setback on the south side between Laurel and Heather Streets;
- (d) West 13th Avenue:
 - 6.1 m setback on the north side between Laurel and Heather Streets;
- (e) Oak Street:
 - 5.0 m setback on the east side from West 12th Avenue to the 11th Avenue alignment;
- (f) Laurel Street:
 - 2.0 m setback on the west side for the northerly development parcel;
 - 6.0 m setback on the west side for the southerly development parcel;
- (g) Willow Street:
 - 12.0 m setback on the west side from the property line centred on the Willow alignment between West 10th & 12th Avenues;
 - 2.0 m setback on the west side between West 12th & 13th Avenues;
 - 6.1 m setback on the east side between West 12th & 13th Avenues;
- (h) Heather Street:
 - 4.0 m setback on the east side between the 11th Avenue alignment and West 10th Avenue;
 - 6.1 m setback on the west side between West 12th & 13th Avenues; and
- (i) Ash Street:
 - 6.0 m setback on the west side between West 10th Avenue and the lane north of 12th Avenue.

Figure 5. Building Setback Frontages



3.5 Architectural Expression, Details, Colours and Materials

3.5.1 Building Articulation

- (a) Buildings should be highly articulated and transparent to break down their scale, utilizing such components as glazing, canopy and shading systems, as well as exposed structural elements.

- (b) Highly visible circulation, “breakout/gathering areas”, and building systems are encouraged.
- (c) Vertical circulation elements, such as stairs and elevators, that are located to the perimeter of the building, should be emphasized and transparent to assist in articulation, as well as express their function.
- (d) Rooftop mechanical systems, elevator penthouses and other appurtenances should be integrated into the form and architecture of the building.
- (e) Large areas of exposed blank walls are not acceptable on prominent and visible facades.

3.5.2 Materials and Colours

- (a) Exterior building design should de-emphasize the institutional character of the precinct but should utilize appropriate, durable materials. Dominant materials should be architectural concrete, clear glass, brick masonry and stone or metal cladding. Generally, stucco should not be a principal building material.
- (b) Facade transparency and views into building activities should be provided, especially at grade levels; accordingly, use of mirrored or highly reflective glass is discouraged.
- (c) Variations on bolder, primary colours are encouraged for the area.

3.5.3 Roofs

- (a) Landscaping and other “green” treatments of roof areas are encouraged. These should provide useable outdoor open spaces wherever possible.
- (b) Where not landscaped, roof areas should be designed to be attractive when viewed from above and should avoid use of large areas of undifferentiated gravel.

3.5.4 Awnings, Canopies and Entries

- (a) Entries to residential, commercial and institutional uses should be weather protected in the form of building overhangs, canopies or awnings. This protection should be utilized to create building identity and address.
- (b) Commercial uses and public facilities located adjacent to a street should incorporate extensive, continuous weather protection in the form of awnings or glazed canopies.
- (c) Pedestrian interest and comfort at entries should be provided through specifically designed seating, signage, lighting and features that signal the building’s use.

3.5.6 Access and Circulation

- (a) Main building entries should be clearly identifiable, visible, transparent and accessible from the street.
- (b) Where there is a significant grade difference along a building face fronting on a pedestrian route, the main floor grade level should be stepped down with the fall in grade to minimize blank wall areas and to facilitate convenient access and visibility from adjacent public areas.
- (c) The main entrance of all residential buildings should front the street, and the number of primary entrances to units from the street and grade level should be maximized.

3.5.7 Lighting

- (a) Particular attention should be given to the lighting of public outdoor spaces and the adjacent private property to create an unobtrusive, human scale lighting concept, with a hierarchy of fixture types designed according to functional and security needs, and reflecting the hierarchy of pedestrian corridors.
- (b) Light fixtures within the reach of pedestrians should be vandal proof.
- (c) Lighting on pedestrian paths should illuminate not just the path but the surrounding area adjacent to the path particularly en route to transit connections.
- (d) Ease and safety of pedestrian access to public transit should be facilitated by lighting.

3.6 Residential Livability

3.6.1 Residential livability should be consistent with the standards contained in the RM-4 district to the south of West 12th Avenue. Each development and each dwelling unit should contain the following:

- (a) Private open space:
 - Each unit should have direct access to an appropriately sized private outdoor space or balcony. Enclosed balconies are permitted subject to the Balcony Enclosure Guidelines.
- (b) Building amenities:
 - Each residential development should provide appropriate semi-private (common) open space and on-site amenities such as meeting rooms, fitness facilities, outdoor recreational space, etc., suitable for the anticipated residents.

3.6.2 Access and Address

The main entrance of all residential buildings should front the street, and the number of “front door” entrances to individual dwelling units raised slightly above street level, should be maximized.

3.6.3 Daylight

All habitable rooms should have access to daylight and, where possible, direct sunlight.

3.7 The Public Realm and Public Open Space

The legibility, quality and consistency of the overall treatment of the public realm, including public open space, pedestrian corridors and streets, will be a major factor in achieving the urban design objective for a unified, attractive and less institutional built environment for the VGH precinct. While it is recognised that this will be a gradual process occurring over many years, it is important that there be a coherent vision established to guide the incremental development process. A number of guidelines are listed below which address this vision.

3.7.1 The VGH precinct should be an amenable environment for pedestrians, through the use of:

- coordinated methods of wayfinding to inform people of routes through the precinct to specific buildings or to the Broadway commercial corridor;
- pedestrian pathways laid out for easy way finding;
- a coordinated design for street furniture, including benches provided at regular intervals for ease of use particularly for the infirm;
- continuity of treed walkways for consistent sun/shade protection when desired;
- pedestrian scale and comfort in landscape and built form;
- visually connected pathways and integrated plazas, steps and usable landscape features for the enjoyment of hospital workers, visitors and neighbouring residents; and
- minimum grades for drop curbs, raised crossings (on streets other than 12th Avenue), and drop curbs aligned to pedestrian crossings.

3.7.2 Heritage Common

The major “Heritage Common” public open space (see illustration in Figure 6 below) should function as a ‘community courtyard’, allowing for and including:

- useable and accessible public amenities;
- special occasion celebrations related to the local community;
- attractive landscape elements that are also functional, safe and that reduce opportunities for vandalism;
- features that better accommodate persons with physical challenges related to sight, mobility, and other functions;
- interaction between the Heather Pavilion’s ground floor uses, which should be publically-oriented, and adjacent open space and pedestrian routes;
- flexible space that allows for both active and passive activities with subtle distinction between different user areas;
- focal points to create visual interest and diversity; and
- pockets of gathering opportunities in the landscape for groups involved in similar recreational activities such as Tai Chi, Yoga, etc.

Figure 6. View of Heritage Common from West 12th Avenue



3.7.3 The physical boundaries of the “Heritage Common” should be formally framed, defined and emphasized by:

- a continuity of existing and new building facades;
- a seamless connection to the street, except where intervening landscape features or forms are desired, such as a stone wall along the 12th Avenue frontage; and
- standard spaced trees, pedestrian scale light standards and other signage elements.

3.7.4 The adaptively re-used and restored Heather Pavilion should be the centrepiece of the Heritage Common whose actual rectangular geometry and landscape should emphasize this classical arrangement of open space and buildings.

3.7.5 The ground plane treatment should be unified through the use of common paving materials, tree grates, lighting and other landscape furniture items.

3.7.6 Salvaged stone (e.g. granite) wall materials from the demolition of portions of the Heather Pavilion building, where possible should be incorporated into landscape features of the new Heritage Common and other public open spaces adjacent to this heritage building.

3.8 Landscape

The landscape should contribute to the creation of a livable, healthy and environmentally responsive community.

3.8.1 Large caliper trees, seasonal, coniferous and successional plantings should be used extensively.

3.8.2 Use of indigenous flora should be considered a priority, both in terms of lowering maintenance needs and also in promoting natural avian habitat.

3.8.3 A variety of plant material should be used reflecting seasonal change.

- 3.8.4 On sites to be developed for open space, retention of existing trees should be maximized. On sites for development, opportunities for retention of significant trees should be considered where consistent with projected development.
- 3.8.5 Open space should be fashioned to minimize water, chemical and fossil fuel use for routine maintenance and should promote a healthy local ecosystem.
- 3.8.6 Permeable surface materials should be incorporated into open space development proposals, and opportunities for retention of surface storm water on site should be considered.
- 3.8.7 Consideration should be given to the re-use of natural materials (e.g. large boulders) and artifacts unearthed during site excavation for new development, and their incorporation into landscape treatments.
- 3.8.8 Senses of sight, smell and touch should be stimulated by providing elements of healing gardens.

3.9 Public Art

Opportunities for public art should be considered for major public open spaces, public lobbies and waiting areas within medical facilities, and focal points within the precinct. Spaces for public art should be allocated in principal and secondary open spaces.

3.10 Disabled Access

- (a) Generally, the primary pedestrian systems, public open spaces, primary private walkways and principal entrances to all buildings should be accessible to the physically challenged.
- (b) Access routes should be easily identifiable and integrated into the building/landscape design.
- (c) Appropriate signage, markers, or other levels of wayfinding should be used along access routes to indicate to the physically challenged the route terminus points or any required route changes to ensure convenient universal access throughout the VGH precinct

3.11 Parking and Loading Areas

- (a) Parking and loading entrances should be integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Good visibility for vehicles at access points should be provided.
- (b) Drop-off areas should be provided on site, and may be located within the confines of a building, as long as it does not reduce usable, landscaped outdoor open space.
- (c) Parking garages for workers and residents should be fully secured during non-business hours. Doors leading from perimeter exit stairs should be integrated into the building face, preferably close to a main building entrance rather than isolated from the building. Visitor parking should be secure and separate from worker/resident parking including stairs and elevator lobbies.
- (d) For public parking, the number of pedestrian entry points should be reduced to a minimum and where possible, should be located at the vehicular entry points to maximize surveillance.
- (e) Garage interiors should be as visibly open as possible without circuitous paths to elevators and stairs. Walls and ceilings should be painted white and vertical circulation areas should be visibly open.
- (f) Where possible, loading areas should be securable with an overhead gate, with electronic communication to personnel that can open and close gates.

3.12 Garbage and Recycling

Underground recycling and garbage containers should be provided for each development. Where garbage is not provided underground, it should be screened and secured.

3.13 Safety and Security

Notwithstanding all sections of the Guidelines, the principles of Crime Prevention Through Environmental Design (CPTED) should be followed for all aspects of design and planning.

- Numerous public pathways are to be created in this precinct. Buildings should front onto these pathways to provide informal surveillance whenever possible. For areas not identified as public pathways, cutting through should be discouraged.
- Conflicting paths where different users cross should be avoided, through subtle distinctions in landscape treatment.

3.14 Phasing

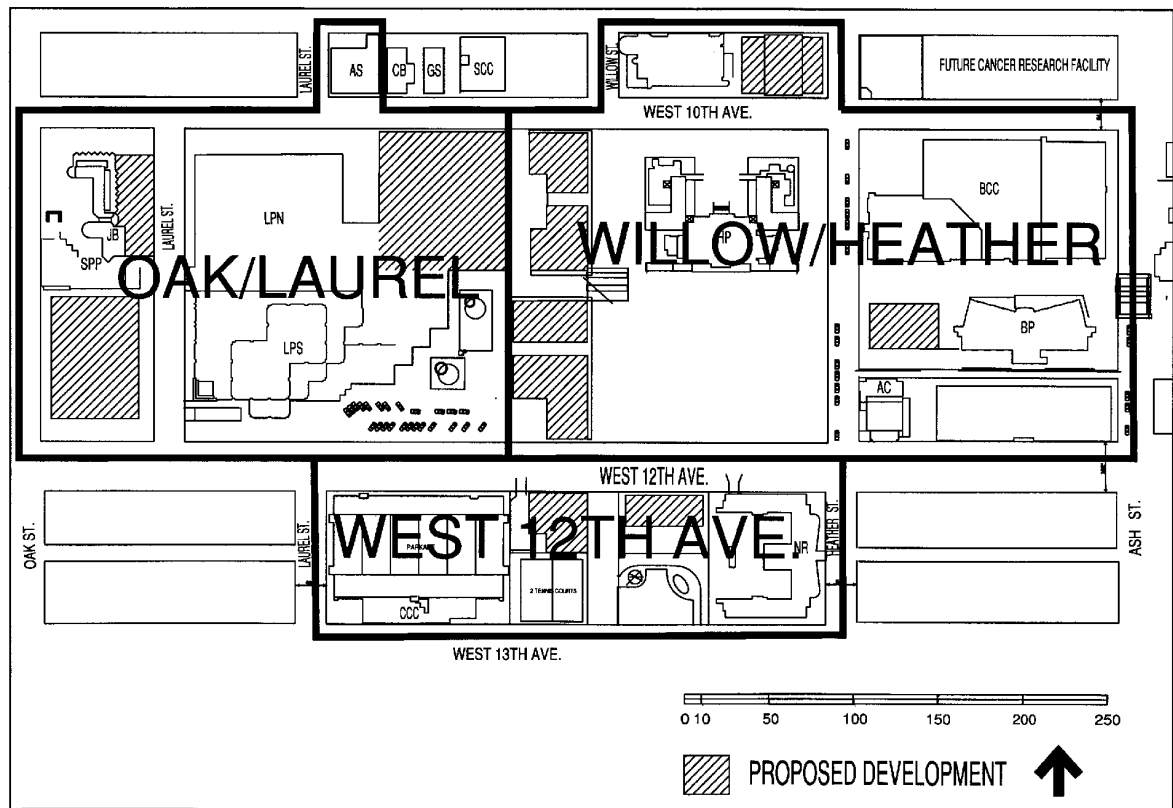
The development will occur in a number of phases. Measures to ensure each phase is complete and liveable should be undertaken including the use of, among other things, security fencing, screens and landscaping.

4 Sub- Area Guidelines

Within the VGH CD-1 District, there are several distinct sub-areas, each with their own particular character. These sub-areas are generally defined by the pattern of land use, the surrounding streets and the internal open space/public realm. The sub-areas (see map below) are:

- 4.1 Oak / Laurel (VGH Hospital)
- 4.2 Willow/Heather (Heritage Common)
- 4.3 West 12th Avenue (Residential)

Figure 7. Map showing sub-areas



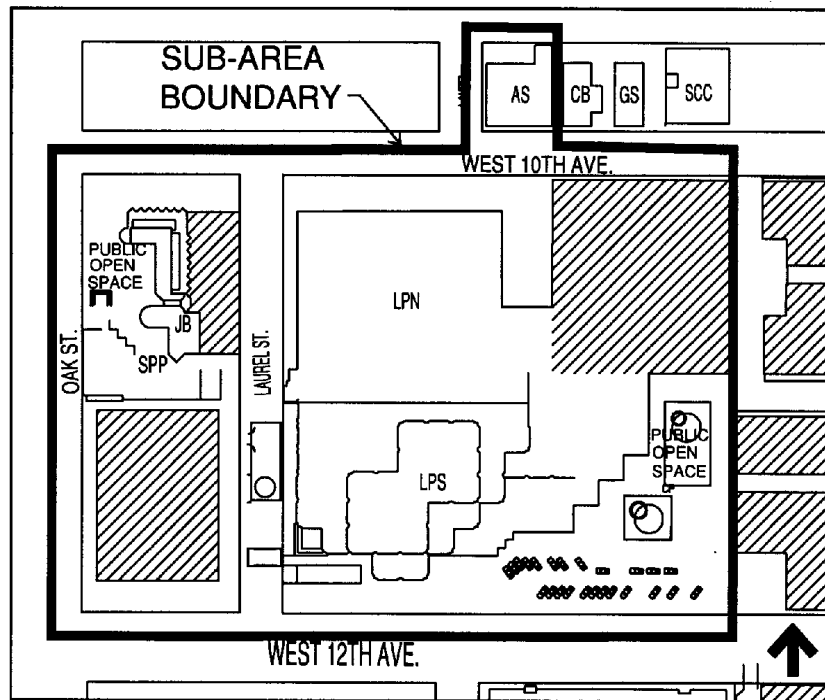
Note: For key list of proposed development, see Figure 3 on page 4.

In addition to the above sub-areas, a unique aspect of this development area is the creation of pedestrian corridors internal to the site which run along 10th Avenue parallel to West Broadway; along the 11th Avenue alignment parallel to West 12th Avenue, and north-south along the Willow Street alignment. These corridors are intended to serve the new buildings with pedestrian access, and are to be designed to emphasize pedestrian use. Guidelines for the development of these pedestrian corridors are contained in Section 4.4.

4.1 Oak / Laurel

This is the most densely developed of the VGH precinct sub-areas, and is the focus for the hospital and related medical care facilities. The sub-area is located at the westerly end of the precinct between Oak Street and a property line running north-south approximately 56 m to the west of the Willow Street centreline, from West 10th to West 12th Avenue. The sub-area also includes a small site at the northeast corner of West 10th Avenue and Laurel Street. Existing major medical facilities on the site include the Centennial Pavilion, the LSP1 Building containing emergency services, the Laurel Pavilion (Jim Pattison Tower) and the Jack Bell Research Centre. The Centennial Pavilion is expected to be replaced in approximately 20 years (2020). Intended new development will include a rebuilt Centennial Pavilion generally to the north of its existing location, an Ambulatory Care Centre on the southerly portion of the site adjacent to Oak Street and 12th Avenue, and an extension to the Jack Bell Research Centre on the northerly portion of the westerly block adjacent to Laurel Street and 10th Avenue.

Figure 8. Oak/Laurel Sub-area



Specific guidelines that apply to this sub-area are:

- 4.1.1 To maintain consistency with the character of Oak Street further to the south, along the Oak Street and West 10th Avenue edges a generous landscaped setback should be provided, combining existing and new trees in a formal single or double row planted to give a consistency of landscape treatment.
- 4.1.2 The Laurel Street edge should be considered as an important pedestrian use area as well as a vehicular access route.
- 4.1.3 The proposed Academic/Ambulatory Care Facility should have a non-institutional character, with seating opportunities and places to meet in an informal and comfortable manner.
- 4.1.4 The relationship of the future Academic/Ambulatory Care Facility to the open space to the north should be given special consideration, and the 11th Avenue corridor maintained as an important public open space.

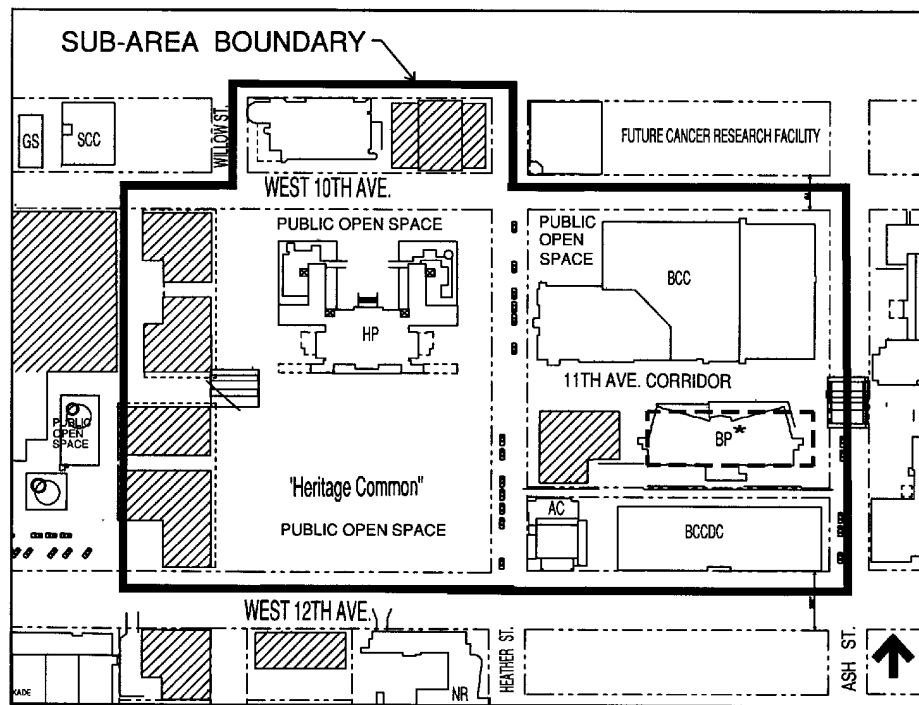
- 4.1.5 The proposed addition to the Jack Bell Research Centre should have its principal access from Laurel Street, but should give particular attention to its residential interface on West 10th Avenue.
- 4.1.6 Opportunities for “universal gardens” (or healing gardens) located near the entrances to major medical facilities should be considered to partially replace more typical landscaping treatments of these areas. These should also be considered for accessible roof areas, along the edges of significant open spaces and in other landscaped strips.
- 4.1.7 Pedestrian connections east and west from the Pattison Pavilion should be considered at the time of redevelopment of these buildings.
- 4.1.8 In the vicinity of the present access ramp on the north side of West 12th Avenue to the public parkade across the street, the landscape image should be improved by the addition of trees and other screening materials.

4.2 Willow / Heather

This is the largest of the VGH precinct sub-areas, and will be the main location for new medical-technology development for the precinct. The sub-area is located at the easterly end of the VGH precinct between a property line running north-south approximately 56 m west of the Willow Street centreline, and Ash Street, and from the lane north of West 10th Avenue to 12th Avenue. It will feature a major “Heritage Common” public open space focus for the VGH precinct, located between Willow and Heather Streets from West 10th to 12th Avenues, and featuring an adaptively reused 1906 Heather Pavilion building as its primary focus. Existing major medical facilities to remain on the site include the B.C. Cancer Treatment Centre on its northerly portion adjacent to West 10th Avenue, and the B.C. Centre for Disease Control on its southerly portion adjacent to West 12th Avenue. On the ½ block located north of West 10th Avenue, medical technology development is intended for the existing open space on the easterly portion of the block. This will consist of retail or service commercial uses at grade, with up to 8 storeys of biotechnology/office uses above.

To the south of West 10th Avenue, several medical technology buildings are proposed along the westerly edge of the Willow alignment between West 10th and 12th Avenues, and on one site at the southeasterly corner of the 11th Avenue alignment and Heather Street. In the longer term the existing Banfield Pavilion building adjacent to the 11th Avenue alignment and Ash Street may be replaced or upgraded. Underneath the major “Heritage Common” public open space will be located a new public parking facility and central power plant for the precinct. In addition to the Willow pedestrian corridor and the “Heritage Common”, new public amenities will include an expanded pedestrian walkway located along the 11th Avenue corridor alignment connecting to the walkway system already in place to the east on the City Square block between Ash and Cambie Streets, and to the proposed “Heritage Common” public open space and thence west to the future hospital entry courtyard to the west of the Willow alignment. The Willow alignment pedestrian corridor also links West Broadway to the residential area south of West 12th Avenue through the VGH precinct.

Figure 9. Willow/Heather Sub-area



*Recommended massing of any future building in this location shown with dashed line.

Specific guidelines that apply to this sub-area are:

- 4.2.1 There should be a regularity of built form located along a consistent setback line along the westerly Willow corridor edge to formally frame, define and enclose the major public open space “Heritage Common” focus for the VGH precinct.
- 4.2.2 There should be a transition in building scale and height along the Willow alignment from higher development adjacent to West 10th Avenue and the Broadway commercial area down to lower development adjacent to the RM-4 Fairview Heights residential area south of West 12th Avenue.
- 4.2.3 For the two medical-technology buildings proposed on either side of the 11th Avenue pedestrian corridor extension on the west side of the Willow alignment, a minimum gap of 24 m (80 ft.) should be provided between the buildings for open space purposes. This should be treated as a major “portal” through which the pedestrian corridor extends, with a prominent feature marking it as the westerly terminus of the 11th Avenue pedestrian corridor.
- 4.2.4 For the medical-technology buildings proposed at the southwest corner of West 10th Avenue and the Willow alignment, and the northwest corner of West 10th Avenue and Heather Street, retail or service commercial uses are required at grade level along both the 10th Avenue and Willow/Heather frontages to animate and provide interest along these important pedestrian routes.
- 4.2.5 For the medical-technology building proposed at the northwest corner of West 10th Avenue and Heather Street, the maximum building height along the easterly Heather Street edge should not exceed 6 storeys, with higher massing above this level set well back to minimize afternoon shadowing on the easterly side of Heather Street.
- 4.2.6 For the proposed medical-technology building on the southeast corner of Heather Street and the 11th Avenue pedestrian corridor alignment, a minimum gap of 27.5 m (90 ft.) should be provided between the north face of the building and the principal face of the existing B.C. Cancer Treatment Centre building to the north, to create a generous open space corridor at this location.

Figure 10. Exits from parking garages can be designed to create a more positive image



- 4.2.7 For the proposed medical-technology building on the site noted in 4.2.6 above, roof terracing above the 4th storey level on the north side of the building should be provided to ensure sunlight penetration to the east-west pedestrian walkway along the 11th Avenue alignment, measured at the noon equinox period.
- 4.2.8 For the major public parking facility to be developed below the “Heritage Common” public open space between Heather Street and the Willow alignment, the following considerations apply:
- pedestrian access from the underground parking should be conveniently located with respect to pedestrian routes, and designed as animating features, highly visible, transparent, and weather-protected with a landscape component included;
 - a comprehensive safety and security plan should be provided for this facility;
 - pedestrian fire exits from this parking facility should be incorporated into main entrances where possible thereby not requiring blank, isolated perimeter exit alcoves; and
 - the main vehicular entrance to the parkade should be located on the easterly Heather Street frontage to the north of the 11th Avenue pedestrian corridor, with supplementary access at 10th Avenue and/or 12th Avenue as required.
- 4.2.9 In the event that the existing Banfield Pavilion building at the southwest corner of the 11th Avenue alignment and Ash Street is replaced in future, its massing should be set back on its northerly edge so that a minimum gap of 27.5 m (90 ft.) is provided between the north face of the building and the principal south face of the existing B.C. Cancer Treatment Centre building to the north. This is to create a more generous open space corridor and a better transition to the existing pedestrian corridor on the City Square block to the east of Ash Street.
- 4.2.10 For future development on sites bordering the southerly side of the 11th Avenue pedestrian corridor between Heather and Ash Streets, parking and loading access should be provided from the lane north of West 12th Avenue.

- 4.2.11 The existing public open space amenity at the southeast corner of Heather and West 10th Avenue should be maintained, to provide an attractive landscaped forecourt to the main public entrance to the B.C. Cancer Treatment Centre, and to allow good sunlight penetration to the north side of West 10th Avenue at this active pedestrian location.
- 4.2.12 For the portion of the principal public open space north of the 1906 Heather Pavilion, the detailed design should reflect the heritage character of the historic formal entry gardens adjoining 10th Avenue.

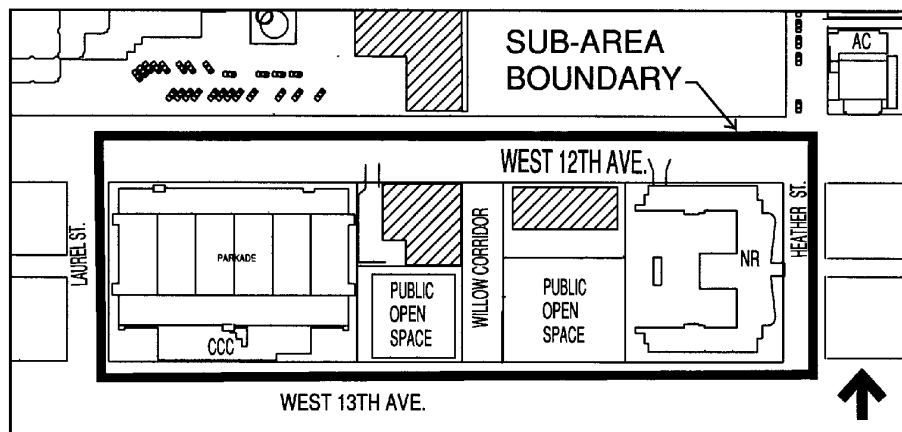
Figure 11. The original 1906 Heather pavilion looking south from 10th Avenue



4.3 West 12th Avenue

This smaller, residentially-oriented sub-area is located on the southerly side of the VGH precinct, and is bounded by Laurel and Heather Streets, and by West 12th and 13th Avenues. Existing facilities on the site include a major hospital parking facility on its westerly portion adjacent to Laurel Street, and a Nurses' Residence on its easterly portion adjacent to Heather Street. A significant public open space area exists adjacent to Willow Street. Intended development includes a medical technology building located to the east of the existing parking garage on the southwest corner of the Willow Street alignment and West 12th Avenue, and a possible addition to or reconstruction of the existing Nurses' Residence on the easterly block. Significant public open space will remain on either side of the southerly portion of the Willow Street alignment adjacent to West 13th Avenue.

Figure 12. West 12th Avenue Sub-area



Specific guidelines that apply to this sub-area are:

- 4.3.1 The residential addition proposed adjacent to West 12th Avenue and the Willow Corridor on the easterly parcel next to the existing Nurses' Residence building should have its primary orientation to West 12th Avenue and its massing should relate in character to nearby medium density residential buildings to the south of West 13th Avenue.
- 4.3.2 In the event that the proposed residential infill building referred to in Section 4.3.1 above is massed higher than 4 storeys in height, it should terrace down towards the westerly Willow Street edge so that its height at that location does not exceed 4 storeys.
- 4.3.3 In the event that the existing Nurses' Residence is entirely replaced with new residential development, its building form should reflect a transition from a higher scale up to 6 storeys in height on West 12th Avenue, down to a maximum height of 4 storeys on Heather Street and 3 ½ storeys on West 13th Avenue, compatible with adjacent RM-4 zoning.
- 4.3.4 Ground level residential units should be set slightly above the adjacent street or grade level, a minimum of 1.5 ft. to 5 ft. maximum (particularly adjacent to 12th Avenue) and have a front door expression on the street.
- 4.3.5 A gradation of spaces and layered landscaping with low fencing and gates on the street should be provided from public to private spaces. Solid hedging around patios should be avoided to ensure that an area of concealment is not created outside of windows and doors.
- 4.3.6 Where residential adjoins the public open space, visibility between the residential and the open space should be provided to encourage natural surveillance.

- 4.3.7 The medical-technology building proposed adjacent to Willow Street on the westerly parcel next to the existing parking garage should have its primary pedestrian entrance from West 12th Avenue, although secondary access is encouraged from Willow Street as well to help animate this frontage.
- 4.3.8 The massing of the proposed medical-technology building referred to in Section 4.3.4 above should terrace down to the south, with a maximum height of 3 storeys adjacent to the public open space on the north side of West 13th Avenue.

4.4 Pedestrian Corridors

- (a) West 10th Avenue (Oak to Yukon Streets)
- The 10th Avenue pedestrian and bicycle corridor provides an important east-west link between the Mount Pleasant area east of Cambie Street and the VGH precinct and areas to the west of Oak Street, with good connections to the Central Broadway commercial district. Its general amenity is enhanced by the mature street trees along the route, and pedestrian oriented uses including some retail and other service commercial activity. Special crossing treatments are proposed at Ash, Heather, and Willow Streets, as well as boulevard improvements to further ‘green’ the area. Particular consideration should be given to additional street tree planting and pedestrian sidewalk improvements on the south side of West 10th Avenue from Heather to Oak Streets, in conjunction with phased redevelopment on adjoining sites.
- (b) 11th Avenue and Willow Alignments
- The 11th Avenue and Willow pedestrian corridors act together as east-west and north-south pedestrian spines through the precinct and should be designed as a unified system.
- The 11th Avenue corridor route should be emphasized as the principal connection between the VGH hospital facilities’ centre of gravity between Laurel and Willow Streets and the City Square mixed-use development between Ash and Cambie Streets. Its role as an internal pedestrian connector should be strengthened by providing generous sidewalks, frequent benches, distinctive surface paving treatments, multiple rows of trees, and decorative lighting elements that relate to the character used at City Square. This should include specially marked and paved pedestrian crosswalks at Heather and Ash Streets.
 - The Willow corridor provides the major north-south pedestrian connection between the Central Broadway commercial district, the major public open space “Heritage Common” focus for the VGH precinct, and the Fairview Heights RM-4 residential district south of West 12th Avenue. Its landscape treatment should be of high quality and should be similar to that proposed for the 11th Avenue alignment noted above. This should include specially marked and paved pedestrian crosswalks at West 10th and 12th Avenues.

Figure 13. Pedestrian Corridors

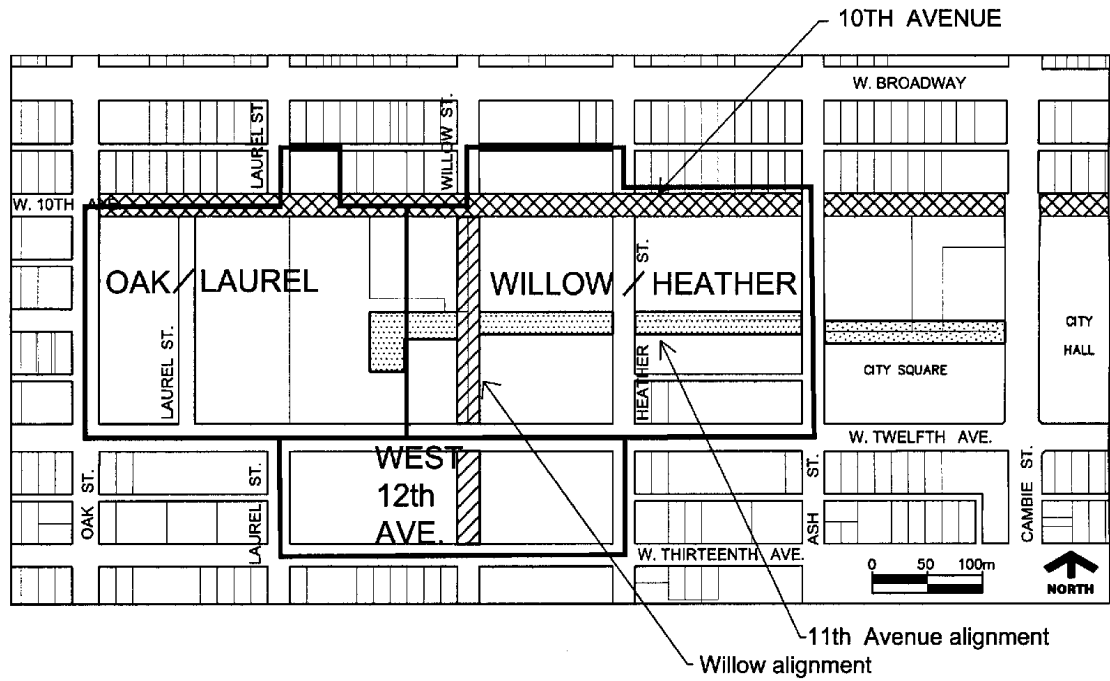


Figure 14. View of 11th Avenue Pedestrian Corridor (looking West at Heather Street)



APPENDIX A - Preliminary Development Plan

