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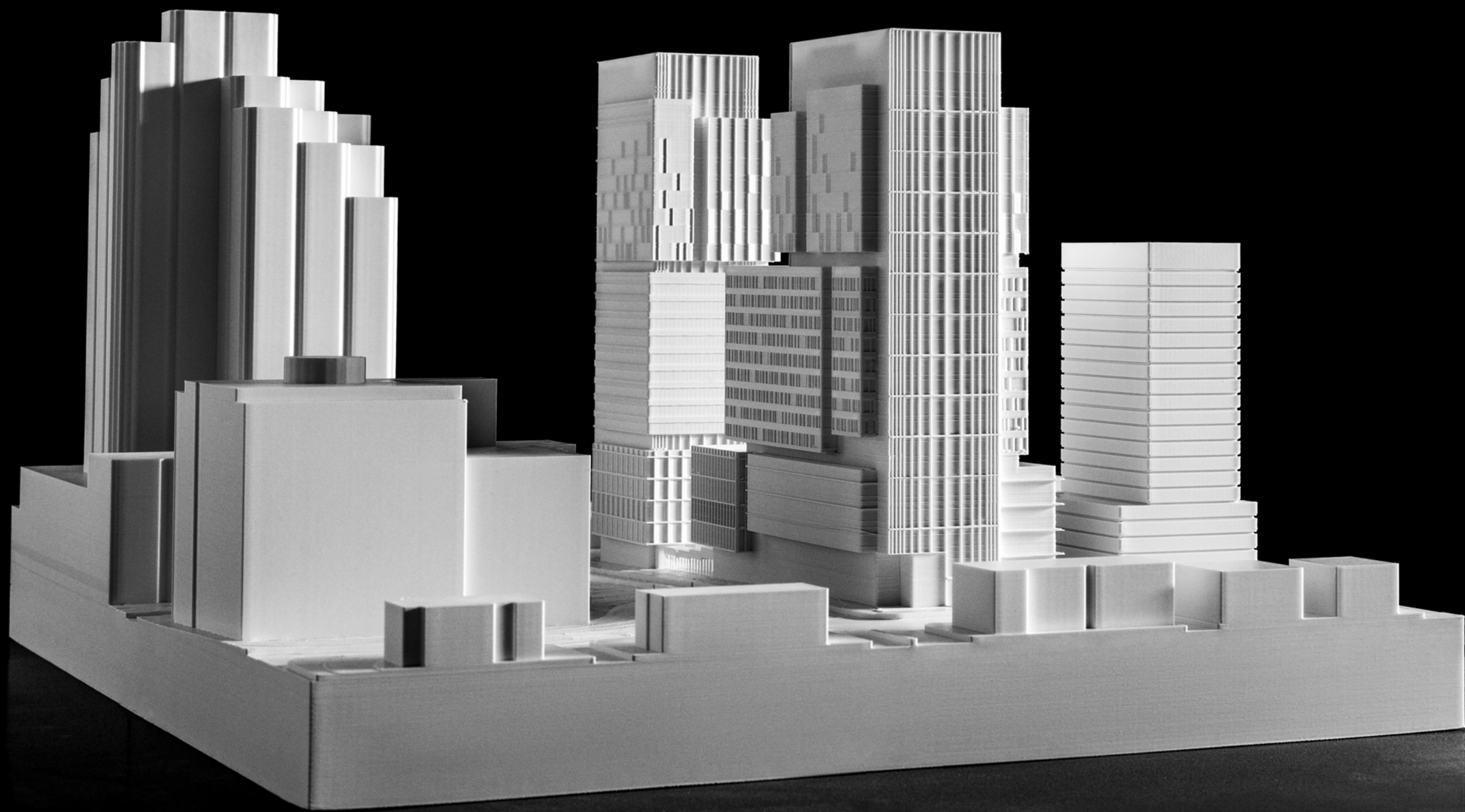
WESTBOURNE
PROJECTS LIMITED

VGH & UBC HOSPITAL FOUNDATION

900-990 W 12th Avenue

Rezoning Application

Nov 13, 2024



MCM Partnership, and VGH & UBC Hospital Foundation acknowledge that this development is situated on the unceded traditional territories of the **xʷməθkʷəy̓əm** (Musqueam), **Skwxwú7mesh** (Squamish), and **səlilwətaɬ** (Tsleil-Waututh) Nations.

This place is the unceded and ancestral territory of the **hən̓q̓əmin̓əm̓** and **Skwxwú7mesh** speaking peoples, the **xʷməθkʷəy̓əm**, **Skwxwú7mesh**, and **səlilwətaɬ** Nations, and has been stewarded by them since time immemorial.

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Introduction

ABOUT US

VGH & UBC Hospital Foundation

VGH & UBC Hospital Foundation is a registered charity whose primary purpose is to support Vancouver General Hospital and Vancouver Coastal Health in the advancement of medical research and the delivery of healthcare. The Foundation is the leading charity in BC investing in healthcare innovation and partners with donors to raise essential funds a wide array of people, programs, places and technologies that save and improve lives.

The Foundation is governed by a Board of Directors that is independent of Vancouver Coastal Health and all Directors serve without compensation.

Core Mission

VGH & UBC Hospital Foundation makes grants that enhance healthcare value for the public. This new development will:

- Maximize the site’s potential to support the hospital and healthcare, linked to the VGH campus.
- Provide an expansion of specialized out-patient clinics to serve a growing population; and
- Be phased in response to population growth and evolving healthcare needs.

900 Block Project Description

On March 29, 2022, VGH & UBC Hospital Foundation acquired 900 and 990 West 12th Avenue in Vancouver. Located directly across from Vancouver General Hospital (VGH), this site will allow the Foundation to develop much-needed facilities for VGH. The redevelopment plans include expanding clinical and office space, enhancing resources on the VGH campus, and consolidating VCH employees and programs currently dispersed in leased locations. Additionally, a new residential long-term care facility is planned to provide modern, improved spaces for long-term residents. VCH will lease the property from the Foundation. The Foundation’s net proceeds from these leases will be invested back into healthcare delivery and improvements.

SURGERY



CANCER



BRAIN HEALTH



HEART & LUNG



COMMUNITY



INNOVATION



PROJECT PRINCIPLES



Bridging the VGH Health Care Spectrum

Given the unique proximity to the VGH campus, the Foundation has an opportunity to fill a gap in the health care spectrum and provide much needed long-term care, outpatient clinical space and hospital-related office space.



A Place of Care and Healing

The proposal provides essential medical care for outpatients and long-term care residents while embracing a holistic approach to healing. It includes shared social spaces, green areas for exercise and meditation, and a community kitchen for clinical programs to promote nutrition and the healing benefits of shared meals.



Culturally Welcoming and Inclusive

The new facility will be designed and operated to be inclusive and welcoming to all, regardless of age, ethnicity, sexual orientation, gender or income. The Foundation intends the new facility to incorporate principles of Indigenous Reconciliation by not only designing culturally appropriate spaces, but also through the Foundation’s existing financial support for travel to this facility and the broader VGH campus from distant Indigenous communities across British Columbia.



Charitable and Financially Viable

The proposal is designed to be self-supporting through a mix of health care uses that create core financial viability, and enhanced by generous charitable donations that help to achieve the broader goals of the Foundation to support expanded health care in Vancouver and across the province.



Impact-Driven Investment

Although the facility itself will be self-sustaining as part of the non-profit mandate of the Foundation, a goal of this project is to leverage this first ever impact-investment to enhance the ability of the Foundation to deliver other similar projects to achieve its Charitable mandate.



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BACKGROUND

Rezoning Proposal for Vancouver General Hospital (VGH) Expansion

900–990 West 12th Avenue Block

This rezoning booklet supports the proposal by VGH & UBC Hospital Foundation to rezone the 900–990 West 12th Avenue block from CD-1 (295) and RM-3 to a new CD-1, allowing for the expansion of Vancouver General Hospital (VGH). The proposal addresses the urgent need for additional space to accommodate growing healthcare demands in British Columbia.

A Letter of Enquiry was submitted to the City in October 2022, and since then, VGH & UBC Hospital Foundation, along with the project team, have been working closely with City staff to respond to feedback from the Letter of Enquiry.

Site Overview

VGH & UBC Hospital Foundation has acquired the 1.4-acre property as part of its mission to drive healthcare innovation for all British Columbians. VGH serves as a specialized, complex care provider and is the provincial referral center for many health programs. As a teaching hospital affiliated with the University of British Columbia, it also houses one of Canada’s largest research institutes.

The existing site includes two buildings:

- Windermere Care Centre (Windermere): A 14-storey, 207-bed long-term care facility located at the corner of 12th Avenue and Laurel Street.
- Rental Apartment Building: A three-storey, 26-unit rental building at the corner of 12th Avenue and Oak Street. A tenant relocation plan is currently underway, as the new development will not include any residential units on site.



Aerial view showing the VGH Campus from W 12th Avenue looking south

Expansion Rationale

Vancouver Coastal Health (VCH) has the opportunity to address growing demands for ambulatory care and other health services by resetting and refreshing its ambulatory care strategy. This expansion also provides the opportunity to consolidate existing VGH related leases within the Broadway Corridor.

Phase 1 Highlights

The first phase of the VGH expansion will deliver approximately 256,318 sq ft of clinical space, which will support increased capacity for:

- Transplant clinics
- Hematology programs
- Surgical Oncology
- Seniors’ Care

- Women’s Health clinics
- Complex Medicine clinics
- Cardiac Innovation center
- Diagnostic services

Additionally, Phase 1 will include physicians’ offices and supporting clinical functions, along with a crucial long-term care (LTC) component. Vancouver currently faces a significant shortage of LTC beds, with an estimated deficit of 1,300 beds. This demand is projected to grow substantially over the next 20 years. Phase 1 will add an additional 280 LTC beds to the province.

BACKGROUND

Project Information and Statistics

The proposed project will be constructed in phases due to two key factors. First, the Windermere Care Centre is currently operating at full capacity, making it essential to either identify an alternative space or complete Phase 1 to relocate existing residents. Second, the project's timeline is contingent on fundraising efforts.

The project will feature a large public atrium at grade and along 12th Avenue, connecting to a central public open space, with integrated retail functions. Phase 1 will accommodate clinical services, LTC facilities, and clinical support functions, while Phase 2 will focus on clinical services and support functions, along with the addition of a daycare facility.

The proposed buildings will range from 26 to 28 storeys. The site area is 62,507 sq ft, and the project's proposed FSR area is 884,635 sq ft, resulting in an FSR of 14.15.



Aerial view showing the VGH Campus from W 12th Avenue and Oak Street looking east

THE PROPOSAL

The proposed redevelopment of 900 - 990 West 12th Avenue seeks to develop the site through a phased strategy, aiming to expand the Vancouver General Hospital (VGH) campus through the creation of a mixed-use facility. This project will integrate clinical and diagnostic spaces, support functions, long-term care (LTC) facilities, and retail, conforming to the Broadway Plan and other relevant city policies.

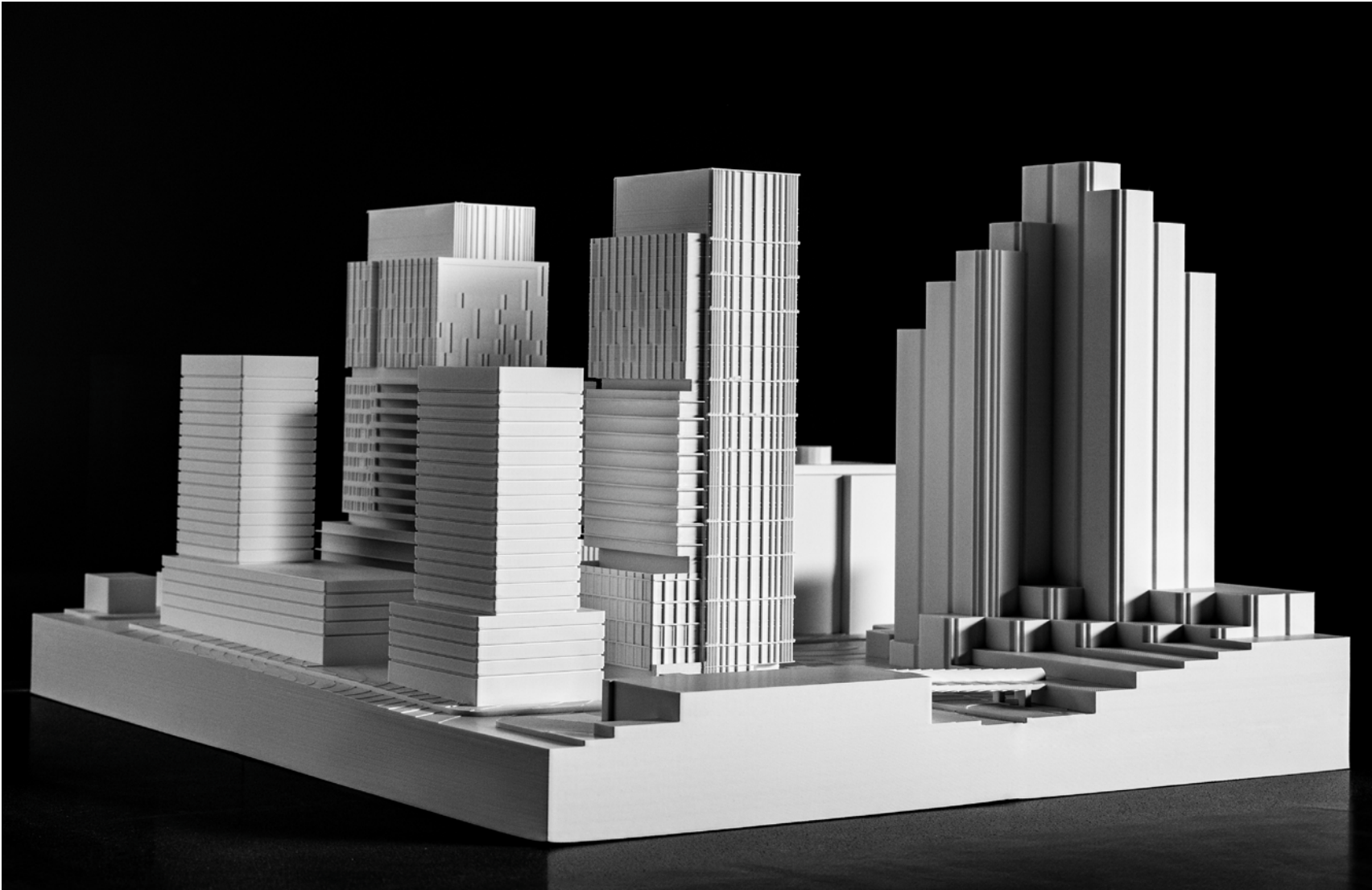
This redevelopment will address the current fragmentation of office and clinical spaces currently leased by VGH and related entities along the Broadway corridor, by consolidating these spaces within a unified campus.

Key components of the proposal include 5,271 sq ft of retail space, 557,671 sq ft of clinical space with 14,423 sq ft of amenity area, 3,000 sq ft daycare with dedicated outdoor space, 244,366 sq ft of LTC space adding 280 beds, a public realm featuring an outdoor public space and 3.5 levels of parking with a below grade service level.

Form

The project consists of two towers, with one tower designated for each phase of development. Phase 1 focuses on immediate functional needs, while Phase 2 will feature a public central open space.

The building form embraces a horizontal expression, delineating the program into distinct identifiable volumes. The design responds specifically to the requirements of Vancouver Coastal Health (VCH), prioritizing clinical and diagnostic functions within the podium, reflecting programmatic needs for these functions. The central portion of the massing is dedicated to long-term care and follows an archetypal Vancouver Coastal Health program that accommodates 28 beds per floor. The materiality in this section will be sympathetic to the residents, featuring punched windows and cladding rather



3D printed model looking northwest

than curtain wall. This design prioritizes comfort, dignity, and social interaction, with gardens and terraces providing a connection to nature. Additionally, the design considers staffing availability, ensuring that operational efficiency aligns with resident care. In contrast, the Phase 2 tower features smaller floor plates and adopts a design more akin to a more typical Broadway office building design.

Along West 12th Avenue, the building steps down to meet the

human scale, creating a welcoming and accessible public realm. The facade features varied heights and setbacks, breaking down the building's massing to foster a pedestrian-friendly atmosphere. Covered walkways and extended verandas provide sheltered spaces for rest and social interaction, particularly benefiting the elderly and those with mobility challenges.

THE BUILDING & PROGRAM

The proposed development is a phased, 26 to 28-storey expansion of the VGH Campus with a total area of 884,635 sq ft comprised of 5,271 sq ft of retail space, 557,671 sq ft of clinical space with 14,423 sq ft of amenity area, 3,000 sq ft daycare with dedicated outdoor space, and 244,366 sq ft of LTC space adding 280 beds. The project features a public realm with an outdoor public space and 3.5 levels of parking, including a below-grade service level.

Situated on 12th Avenue between Oak and Laurel Streets, the site is adjacent to the VGH Campus. The site's significant slopes in both the south-to-north and west-to-east directions inform the ground plane, with the atrium and grades stepping to align with the sidewalk, thereby maintaining a pedestrian-oriented connection throughout the site.

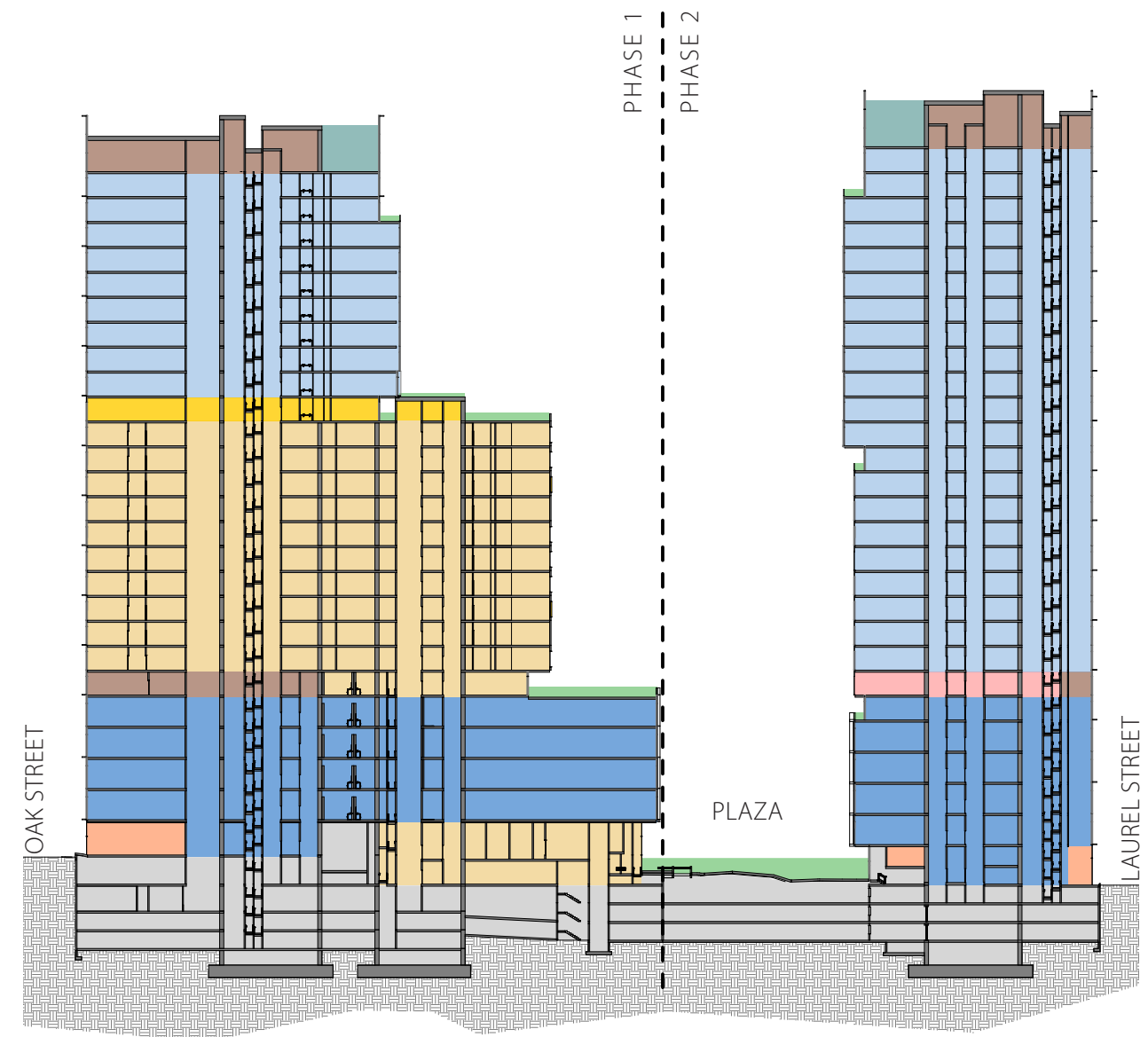
Podium

Levels 2 to 5 constitute the podium, dedicated to clinical and diagnostic functions, with the floor plate tailored to meet Vancouver Coastal Health's (VCH) requirements. This design ensures seamless support for the VGH Campus and existing ambulatory care facilities. The podium accommodates a Diagnostics floor of a minimum of 10,000 sq ft on Level 2, followed by specialized spaces including a 21,000 sq ft Surgical Oncology unit, and 15,000 sq ft areas for both Transplant Clinics and Hematology Programs. Additional clinical functions include 10,000 sq ft each for Seniors' Care, Women's Health, Complex Medicine, and the Cardiac Innovation Center.

Level 6 serves as an interstitial floor, recessed to break the massing between the podium and the long-term care (LTC) component. This level houses mechanical and electrical equipment while incorporating a portion of the floor dedicated to LTC programs. The rooftop of the podium is designed as a dedicated outdoor space for LTC residents, enhancing their living experience with access to fresh air, natural light and nature.

Upper Levels and Phase 2

Levels 17 to 26 transition to smaller floor plates housing overall clinical support functions and physician offices. For Phase 2, the design includes a daycare on Level 6 above the clinical podium, featuring significant outdoor spaces that are both covered and uncovered. Levels 7 to 28 comprise the typical office tower, supporting various VCH programs. A mechanical penthouse will crown both towers, ensuring efficient building operations.



West-East section with program color overlay

LEGEND

■ Clinical / Medical Support	■ Retail	■ Mechanical (Rooftop)
■ Clinical / Diagnostics	■ Amenity	■ BOH
■ Long-Term Care	■ Open Space	
■ Childcare	■ Parking	

THE BUILDING & PROGRAM

Public Realm

The project features a double-height atrium space that serves as a vibrant public realm, integrating retail functions to foster community interaction. This expansive atrium runs from west to east across the site and along 12th Avenue, creating a dynamic connection between the exterior and interior environments. The atrium will be enclosed with a clear curtain wall to enhance transparency, allowing for a seamless flow of activity between street life and the activities within. This space gracefully spills into a central open plaza designed for social gatherings, surrounded by lush trees and greenery, with art installations that enrich the user experience. This open space, axial to Laurel Street, serves as a focal point for the site, drawing visitors, patients and staff from the VGH campus and the nearby SkyTrain station. A carefully designed canopy will provide shade, extending the public atrium’s inviting atmosphere along 12th Avenue and connecting both towers. Landscape elements from the open space are thoughtfully integrated into the interior, creating a calm, serene, and organic healing atmosphere.

At grade, the Long-Term Care (LTC) lobby welcomes residents, families, and visitors. Service functions, including loading and drop-off areas, are discreetly located along the lane, alongside essential services such as waste management. A dedicated elevator off the plaza addresses grade changes on the site, making it easier for those with accessibility needs. It also provides direct access to LTC central kitchen, located directly below the lobby, where the majority of fresh, home-cooked meals are prepared for the LTC residents.

Below Grade

The project includes 3.5 levels of parking below grade, with a dedicated loading and passenger loading area on the service level. It adheres to TDM Plan B, Bike Infrastructure Package, significantly increasing the percentage of bicycle parking and enhancing end-of-trip facilities for users on site.



View of the Phase 1 Atrium and the central plaza from Laurel Street



View of the central plaza and Phase 1 podium

SITE & ANALYSIS



POLICY BACKGROUND

The proposed rezoning at 900-990 W 12th Avenue achieves a number of critical Council priorities, civic objectives and implements various Council-approved Plans and Strategies, including the Broadway Plan.

The Rezoning Application is enabled and supported directly by the following City Council policies:

1) The Broadway Plan (2022)

The City of Vancouver recently completed a comprehensive area plan for Broadway between Clark Drive and Vine St. The 30-year plan responds to the new Broadway Subway by integrating new housing, jobs, and amenities in the neighbourhoods of Mount Pleasant, Fairview, and Kitsilano. The subway will increase public transit capacity and reliability, decrease travel times and greatly improve activity around stations.

The Broadway Plan identifies station areas as important public spaces that have an enhanced treatment of the public realm and integrate into their surrounding neighbourhoods. In order to fully leverage the investment into infrastructure and encourage sustainable urbanism, the City of Vancouver allows increased height and density for mixed-use affordable housing and commercial developments within station areas.

900-990 W 12th Avenue is located in the Uptown/Cambie North Area B, which is one of eight “Large and Unique Sites” in the Broadway plan. The Uptown/Cambie North is centrally located in Vancouver, offering easy access to downtown and other parts of the city via Cambie Street. It is also well-served by public transit, including bus routes and the Canada Line SkyTrain, with stations at Broadway-City Hall and King Edward. The neighborhood is home to several healthcare facilities, including Vancouver General Hospital (VGH), reinforcing its role as a healthcare hub.

The site falls under “Large and Unique Site” policy in the FUCB sub area of the Plan, which is within the VGH Campus and the larger Uptown/Cambie North (illustrated in the diagram with a dotted line). The Uptown area comprises the second largest concentration of job space in the province, and is the heart of Central Broadway, Vancouver’s “second downtown”.

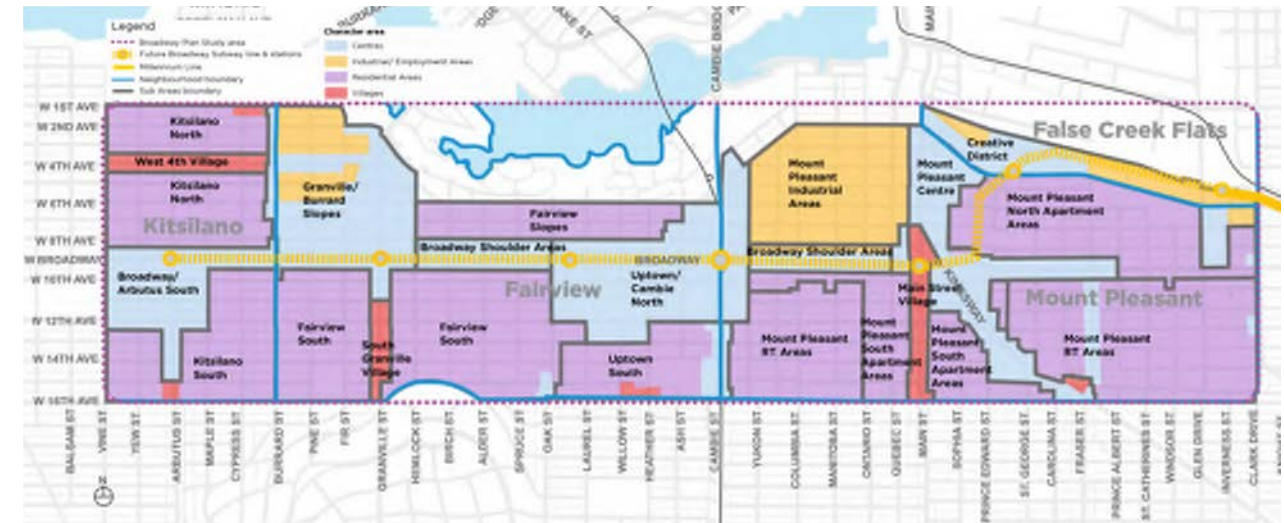


Diagram from the Broadway Plan's Emerging Directions report showing the study areas of the Broadway Plan



Diagram from the Broadway Plan's Emerging Directions report showing the Uptown/Cambie North neighbourhood and its subareas

POLICY BACKGROUND

FUCB policies identify the following priorities:

- Support the expansion of the VGH Campus and the BC Cancer Centre to meet long-term institutional space needs.
- Provide improved walking, rolling and cycling connections and wayfinding, significant public open space, and services and amenities for the hospital precinct and larger Uptown area.
- On the north side of West 10th Avenue (from Oak to Willow streets), consider additional density and height for office and institutional uses.
- Active ground floor retail/service uses are strongly encouraged to activate key pedestrian routes and public spaces.

The Broadway Plan Policies support ongoing expansion and development of the VGH campus (including the subject site) with additional:

- Hospital and Health Care Uses
- Associated Agencies and Offices
- Medical and Biotech Institutions
- Retail/Service Uses
- Provision of Significant Public Open Space.

Policy Support for Rezoning: As an extension and intensification of hospital and long-term care uses integrated with the VGH campus, the proposed rezoning application is compliant with the Council-Approved Broadway Plan.

2) Seniors Housing Policy and Associated Rezoning Policy (2024)

Vancouver City Council unanimously approved a comprehensive Seniors Housing Strategy to address the urgent need for more housing options and supports for older adults. Vancouver’s senior population is growing rapidly, with over 194,000 residents aged 55 and older currently residing in the city. This demographic is expected to increase substantially over the next two decades, particularly among those aged 75 and older.

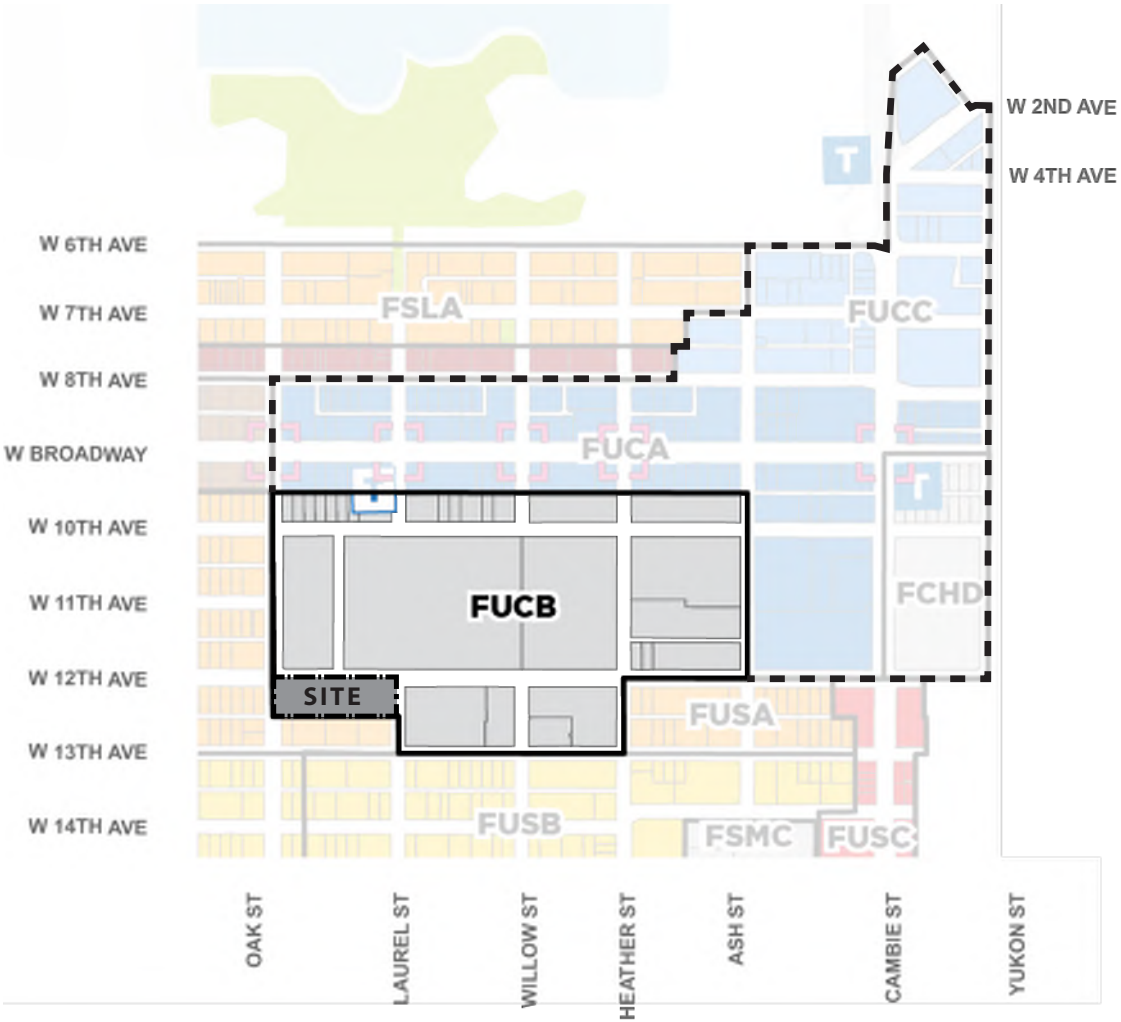


Diagram from City of Vancouver Broadway Plan 9.20 Large and Unique Site: VHG Campus





POLICY BACKGROUND

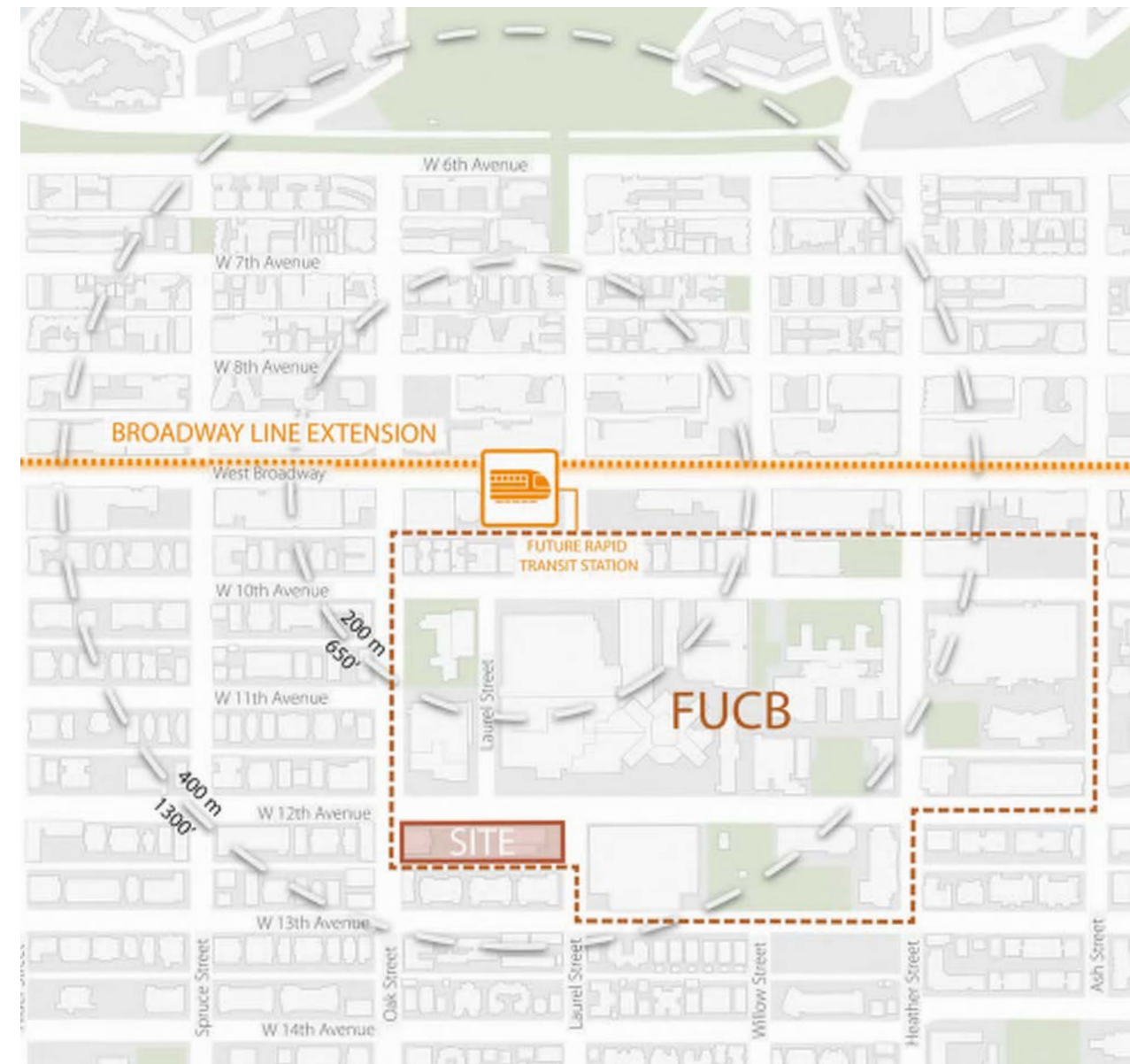
The intent of the Seniors Housing Rezoning Policy is to create more housing options, with and without care supports, near transit, green spaces and off busy streets for older adults to age in their community. This includes enabling private options with supports and greater opportunities for 100% non-profit and government-owned subsidized community care and assisted living, as well as social housing for seniors.

Policy Support for Rezoning: The Seniors Housing Rezoning Policy encourages additional height and density in this area of the Broadway Plan to increase the supply of seniors housing in Vancouver. The proposed rezoning application also contributes to the meet the increasing demand for long-term care units for Seniors in government-funded, medically-supported housing.

3) Transit Oriented Area Rezoning Policy (2024)

Vancouver City Council recently adopted TOA Rezoning Policy in response to the Provincial Bill 47, which requires municipalities to rezone areas within close proximity to rapid transit for more intense urban development. While the Provincial policy is generally geared to residential development, the City of Vancouver also included policy objectives to increase employment opportunities near rapid transit. The 900-990 W 12th site is within the Tier 1/200 metre distance of the soon-to-be-completed VGH Subway Station. As such, the rezoning of the site for medical and long-term care uses supports Council objectives for employment intensification on rapid transit, as well as specialized residential long-term care for aging residents. The proposal also helps to make the built form transition from the high density, commercial/institutional form of the VGH campus to the increased residential heights enabled by the TOA Policy (up to 20 stories) on the properties south of lane.

Policy Support for Rezoning: The rezoning application is supported by the TOA Rezoning Policy due to the proposed intensification of commercial/institutional employment and long-term residential care adjacent to the new VGH Subway Station. The proposal also assists in the urban form and land use transition from VGH to the new height opportunities for the residential sites to the south/east/west of the site.



FUCB, Large and Unique Site - VGH Campus (FUCB) outline and Broadway Line Extension

POLICY BACKGROUND

The Rezoning Application also contributes to the following City Council policies:

A) Rental Housing Official Development Plan/ Tenant Relocation and Protection Policy

The Tenant Relocation and Protection Policy applies to tenants being displaced from primary rental stock, non-profit social and co-op housing, and secondary rental stock, where there is a proposal for a new dwelling of five or more units involving the consolidation of two or more property lots. In June 2019, City Council amended the Tenant Relocation and Protection Policy to provide increased compensation, support, and requirements for ongoing notice and communication in order to mitigate the impact of relocation on existing tenants. The policy also includes enhanced supports prioritized based on need for vulnerable tenants. Developers or landlords who are seeking a rezoning or development application for market rental housing are required to provide a Tenant Relocation Plan (TRP).

The 900-990 W 12th is an expansion of the hospital and long-term care function of the larger VGH Campus, as anticipated by the Broadway Plan. The site redevelopment will impact approximately twenty residential unit tenancies in an older rental building. VGH & UBC Hospital Foundation is committed to work with City Staff to relocate the tenants in the most respectful and least disruptive manner possible to new homes, and will implement an appropriate Tenant Relocation Plan. The Tenants will not have the same access to the “right of first refusal” in other Broadway Plan rezonings though as the Foundation will not be building any residential replacement units (other than long-term care). As such, the Foundation will work with City staff to seek a Council-approved exemption from these requirements in the Rental Housing ODP.

The current long-term care residents of Windermere will be relocated to new, modern long-term care units in the first phase of the project. This relocation will be coordinated in a seamless manner with the operator of the Windermere facility.

Policy Support by Rezoning: The rezoning will achieve the tenant relocation requirements and objectives of City Council as required, but will seek an exemption to the Rental Housing ODP requirements for right-of-first-refusal to relocate existing tenants back to the site as no rental replacement housing will be constructed in this medical/institutional project.

B) Financing Growth and Community Benefits through Rezoning

The City of Vancouver requires that all growth help to finance the community benefit needs created by this growth, especially when seeking rezoning. The proposed rezoning will meet all requirements of the financing growth policy including any development-related fees.

In addition to the inherent community benefit of expanded health care facilities and expanded long-term care for seniors created by the Foundation, the project also proposes a 3,000 sqft daycare facility to help support the childcare needs of the employees.

Policy Support by Rezoning: In addition to the inherent community benefit of a Charity-funded expansion of hospital use and a long-term care seniors care facility in Vancouver, the proposed rezoning will support growth-related needs through all required development fees, as well as by providing a 3,000 sqft childcare facility for employees.



POLICY BACKGROUND

C) Rezoning Policy for Sustainable Large Developments (2018)

The Rezoning Policy for Sustainable Large Developments is mandatory for all large development rezoning applications. Large developments are expected to demonstrate leadership in sustainable design. Principles of sustainable site design should be applied to large site land development and management practices. This can be done by retaining or mimicking natural processes and remodeling healthy systems. Including nature in the city improves the health and wellbeing of the community, provides habitat, enhances ecosystem function and services, creates public open spaces for people to gather and socialize, and creates opportunities for people to directly experience nature in the city.

The proposal will contribute to meeting the City's Greenest City 2020 Action Plan targets including the Urban Forest Strategy, Biodiversity Strategy and Rain City Strategy objectives. The rezoning includes a Sustainable Site Design Plan that considers approaches to layout and orientation that reduce energy needs and facilitate passive design solutions.

Policy Support by Rezoning: The proposed rezoning will achieve all sustainability requirements of the Sustainable Large Developments Policy and the Greenest City 2020 Action Plan, with a specific focus on green building performance as well as the stormwater management goals and requirements of the Rain City Strategy/Broadway Plan.

D) Public Art Policy (2014)

The Public Art Policy strives to identify art opportunities at the earliest possible stages of development and oversees commissions of site-specific artworks through an objective and professional selection process involving the developer and design and visual art professionals. Public art in private rezonings provides an exciting opportunity to be involved in the creative process and add to the experience of a site.

Policy Support by Rezoning: The proposed rezoning will meet all requirements for the provision of public art.

E) Community Amenity Contributions Policy for Rezoning

The Foundation proposal is within a sub-area of the VGH Campus special planning area in Broadway Plan.



Site-integrated public art by Alan Storey at VGH Energy Centre

In this area, the key objective of the Broadway Plan is to expand and diversify the medical and hospital uses to support the citizens of Vancouver and Province. This application supports this objective of the Broadway Plan by increasing heights and densities for medical, clinical and long-term care uses.

The Foundation site was identified as part of the VGH planning area from the start of Broadway Plan consultation in 2019. The objective of intensifying the medical and long-term care uses was supported throughout the planning process, with specific mention in the Phase Three consultation report of public support for hospital expansion.

The Foundation proposal will continue to have public consultation both through the City-led community engagement on the rezoning application, and as part of the forthcoming VGH Planning Program that will be coordinated by City and VCH staff.

POLICY BACKGROUND

F) Indigenous Reconciliation and Support for City Implementation of UNDRIP

As the principal tenant anticipated in the 900-990 West 12th Ave Project, Vancouver Coastal Health has a long standing commitment to Indigenous Reconciliation in all operations, including the clinical care and hospital uses that will be operated onsite, as well as the long-term care function. VCH also operates the Indigenous Health Research Unit (VCH - IHRU) that is dedicated to advancing Indigenous health equity, ensuring cultural safety, and upholding the right to self-determination, all while championing research excellence and fostering meaningful partnerships.

VGH & UBC Hospital Foundation works closely with VCH to enhance the advancement of Indigenous Reconciliation by financing and operating the Saa Ust Fund, which helps to relieve the financial burden of Indigenous individuals and their families to travel to VGH for critical medical care.

The Foundation has already contributed to enhancing the cultural expression and commemorative aspects of Indigenous Peoples through the commissioning of three house poles in the Jim Pattison Pavilion of VGH. This proposed project anticipates to continue that commitment to Indigenous expression on the land through the public art onsite, and through the design of the public plaza to be developed in Phase 2 of the project. Both of these initiatives will help to advance Group 9 of the City’s UNDRIP Action Strategy and Broadway Plan Policy 15.2.12, which seek to enhance not only the visual expression of the Musqueam, Squamish and Tsleil-Waututh peoples on the site, but also to actively engage the Nations in the stewardship of the space however possible.

Policy Support by Rezoning: The proposed rezoning seeks to enhance Indigenous Reconciliation onsite through the ongoing initiatives of the primary tenant, Vancouver Coastal Health, as well as through the physical expression of the Musqueam, Squamish and Tsleil-Watuth peoples in public art and open space design. The Foundation will continue to explore all possibilities to implement UNDRIP in close partnership with the City of Vancouver and Vancouver Coast Health through this proposed healthcare project.



A house post carved by First Nations artist and Fulmer Award recipient, Xwalacktun, at VGH's Diamond Family Courtyard

CONTEXT ANALYSIS

The site, located at 900–990 West 12th Avenue, sits within Vancouver’s medical precinct and forms part of the Vancouver General Hospital (VGH) campus. The surrounding neighbourhood, known as Uptown/ Cambie North, is a vibrant, mixed-use area that benefits from its proximity to the VGH campus and key commercial corridors along Broadway. Fairview offers a well-balanced mix of residential, institutional, and commercial uses, making it one of Vancouver’s most dynamic and accessible neighbourhoods. The Broadway corridor is a vital east-west transit artery, poised for further development with the forthcoming Broadway Subway extension.

Given its significant medical and healthcare presence, the area draws a diverse population of professionals, residents, and visitors. The residential fabric of Fairview consists primarily of mid- to high-density developments, such as low-rise apartments and condominium towers, contributing to a broad range of housing options. Fairview’s strategic location offers convenient access to downtown Vancouver and surrounding neighbourhoods, reinforcing its status as a key urban hub with strong connections across the city.

As part of the VGH campus, the site is surrounded by a dense cluster of institutional and healthcare-related buildings, which prioritize functionality and accessibility. The building typology is typically characterized by mid- to high-rise structures designed to integrate clinical, research, and administrative functions. These buildings often adopt a utilitarian architectural style, focusing on operational efficiency and accommodating large, flexible interior spaces to support medical equipment, offices, and patient care areas.

Along the nearby Broadway corridor, commercial buildings range from small retail outlets to larger mixed-use structures. Residential buildings in the area are predominantly multi-family dwellings, varying from older low-rise apartments to modern, sleek condominium towers that reflect contemporary architectural trends. This blend of architectural styles highlights the evolving nature of the neighbourhood, where mature residential areas coexist with new developments.

West Broadway serves as the primary transportation link connecting the University of British Columbia (UBC) and Vancouver’s west side with downtown, East Vancouver, and Burnaby. The upcoming Broadway SkyTrain Line will further enhance this connectivity and is expected to catalyze high-density development around future transit stations. The existing Central Broadway Zone already features a rich mix of uses, including retail, medical, and office spaces, punctuated by both new and older high-rise buildings.



Aerial view of the VGH campus looking north

The VGH campus itself is characterized by its dense concentration of buildings, some of which reach up to 25 storeys. This vertical density is essential in maximizing the functionality of the campus, where various medical, research, and educational programs coexist. The campus plays a vital role in Vancouver’s urban landscape, shaping both the character and development of the surrounding neighbourhood.

SITE

The 1.4-acre site, located on the south side of West 12th Avenue between Oak and Laurel Streets in Vancouver, BC, spans an area of approximately 62,507 sq ft. Situated within the Vancouver General Hospital (VGH) campus, this site is currently occupied by two existing structures and is strategically positioned within a healthcare and residential district. The site is part of the larger Broadway Plan’s Large and Unique Sites category, specifically designated for hospital and healthcare expansion, allowing for a wide range of redevelopment possibilities within the urban fabric.

The site is made up of two parcels with the following buildings:

- **Windermere Care Centre (Windermere):** A 14-storey, 207-bed long-term care facility located at the northeast corner of West 12th Avenue and Laurel Street. The facility includes a secure, private outdoor space for residents and one level of below-grade parking.
- **Rental Apartment Building:** A three-storey, 26-unit rental apartment building at the northwest corner of West 12th Avenue and Oak Street. A tenant relocation plan is currently underway as the new development plans do not include residential units.

To the north of the site are key facilities within the VGH campus, including the Gordon and Leslie Diamond Health Care Centre and the Jim Pattison Pavilion, which provide specialized medical services and outpatient care. The area surrounding the site is predominantly a mix of healthcare facilities, residential buildings, and supporting retail services. The site has excellent connectivity to public transit, with multiple bus stops at the intersection of Oak Street and West 12th Avenue. The planned VGH SkyTrain station at Broadway and Laurel Street will further enhance accessibility to the site and broader VGH campus.

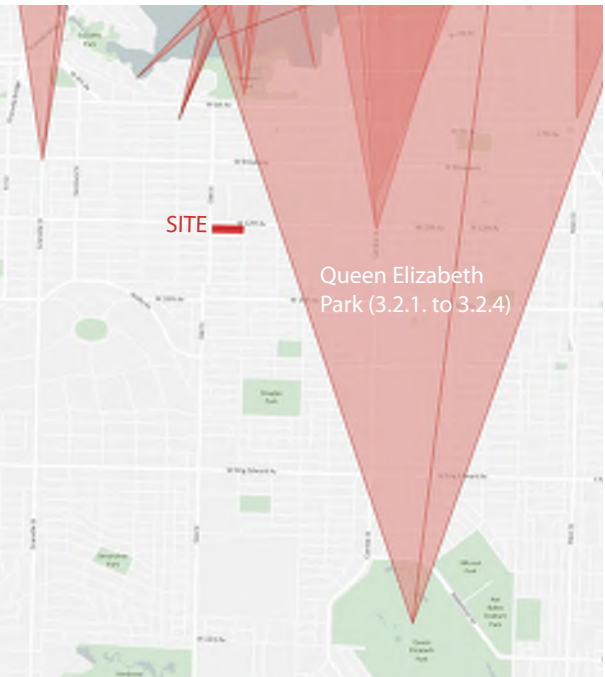
The topography of the site features a grade variation of approximately 12 feet from west to east (Oak to Laurel Street) and a 6 foot slope from the lane at the south to West 12th Avenue at the north.

Additional considerations include Flight Paths and View Cones. The site lies in close proximity to medical helicopter flight paths servicing Vancouver General Hospital but is not directly impacted by them. In addition, the site is not within any protected view corridors, allowing for flexibility in building massing and heights without concerns about view cone restrictions.



Aerial view of the site and VGH Campus looking northeast

View Cone & Flight Path Info



The proposed site is not impacted by view cones, as illustrated in the diagram above.



RGHeliservices Consulting Inc. (RGH) was commissioned to conduct an aeronautical study to assess any potential constraints on the proposed development at 900–990 West 12th Avenue. The study concluded that the development would have no impact on existing operations and would not impose a capped building height. The full report is available in the appendix for review.

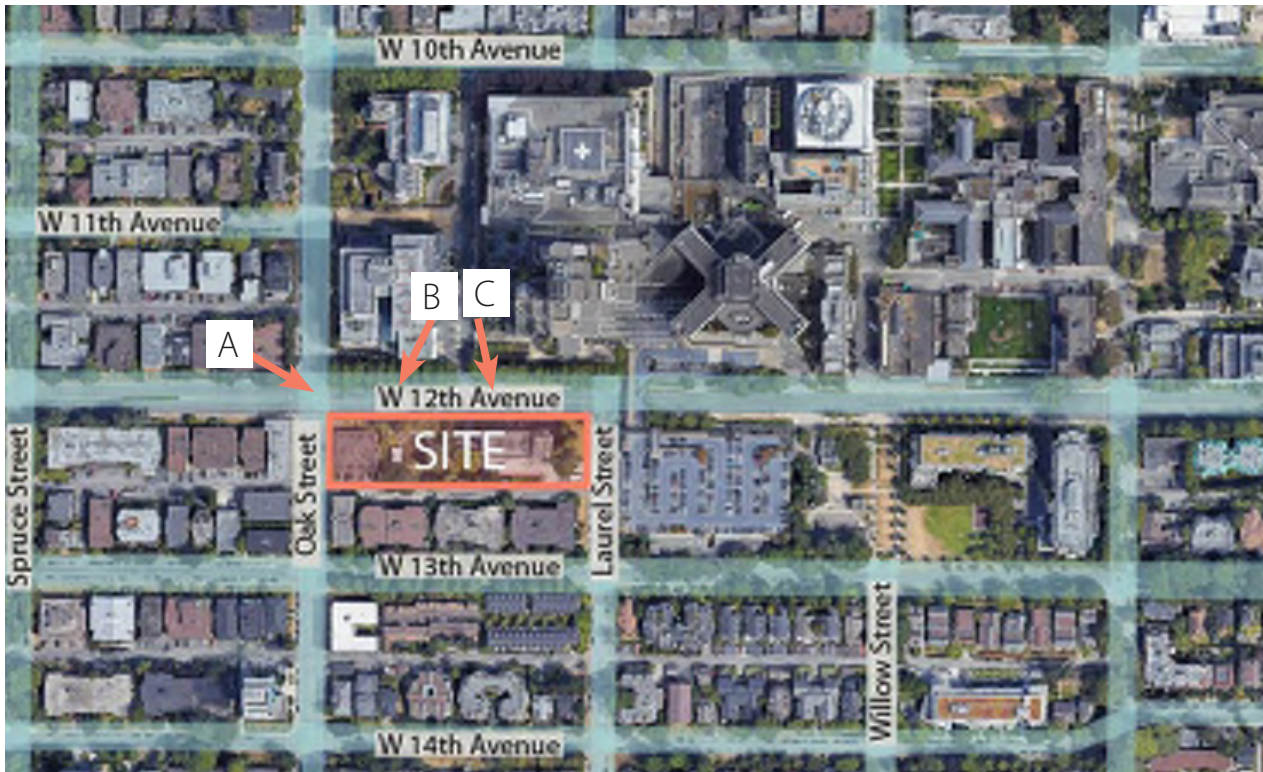
SITE PHOTOGRAPHS



View of Demarco Manor and Windermere Care Centre from corner of W12th Avenue and Oak Street looking southeast



View of Windermere parking and private outdoor space from W 12th Avenue



View of the Windermere Care Centre from W 12th Avenue

SITE PHOTOGRAPHS



D

View of the Demarco Manor from Oak street looking northeast



E

View of the Demarco Manor from the Lane looking west



F



View of the Windermere Care Centre from Laurel Street looking north



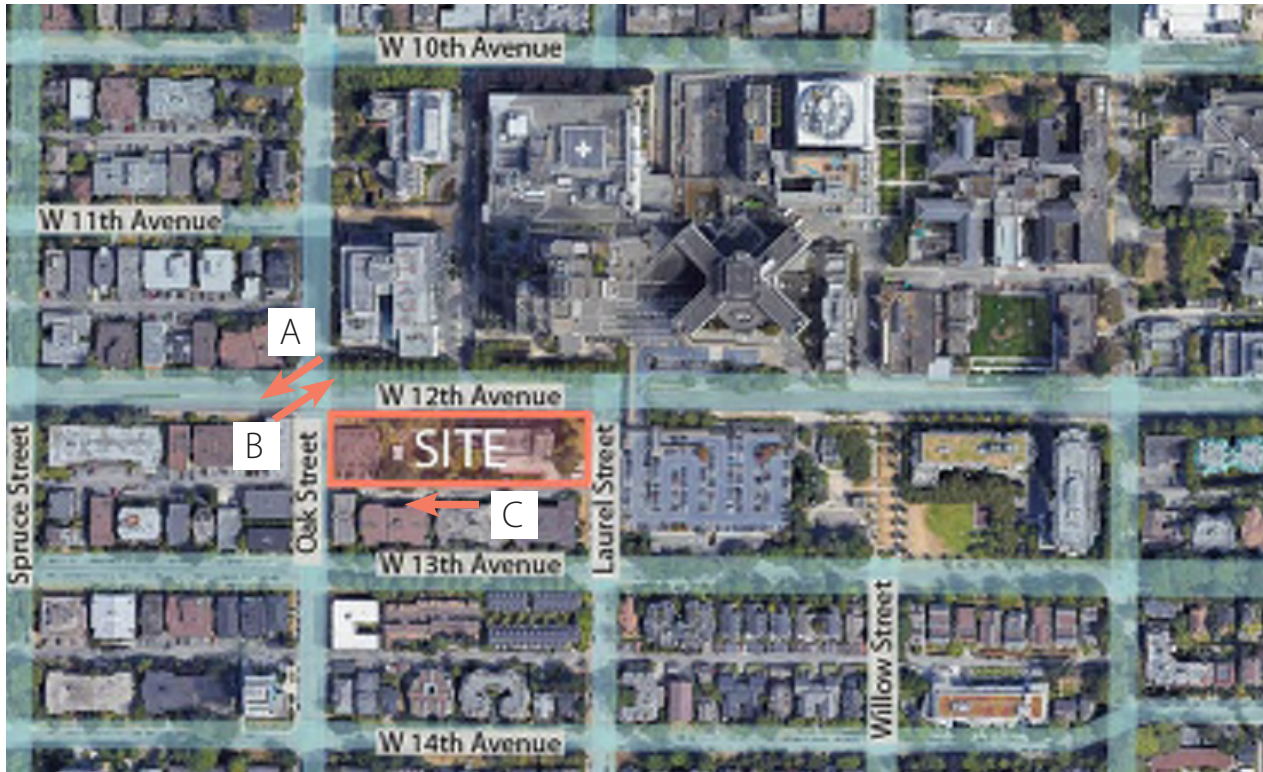
CONTEXT PHOTOGRAPHS



View of the Residential building from corner of W12th Avenue and Oak Street looking southwest



View of The Gordon and Leslie Diamond Health Care Centre from corner of W12th Avenue and Oak Street looking northeast



View of the Residential buildings across the Lane looking southwest



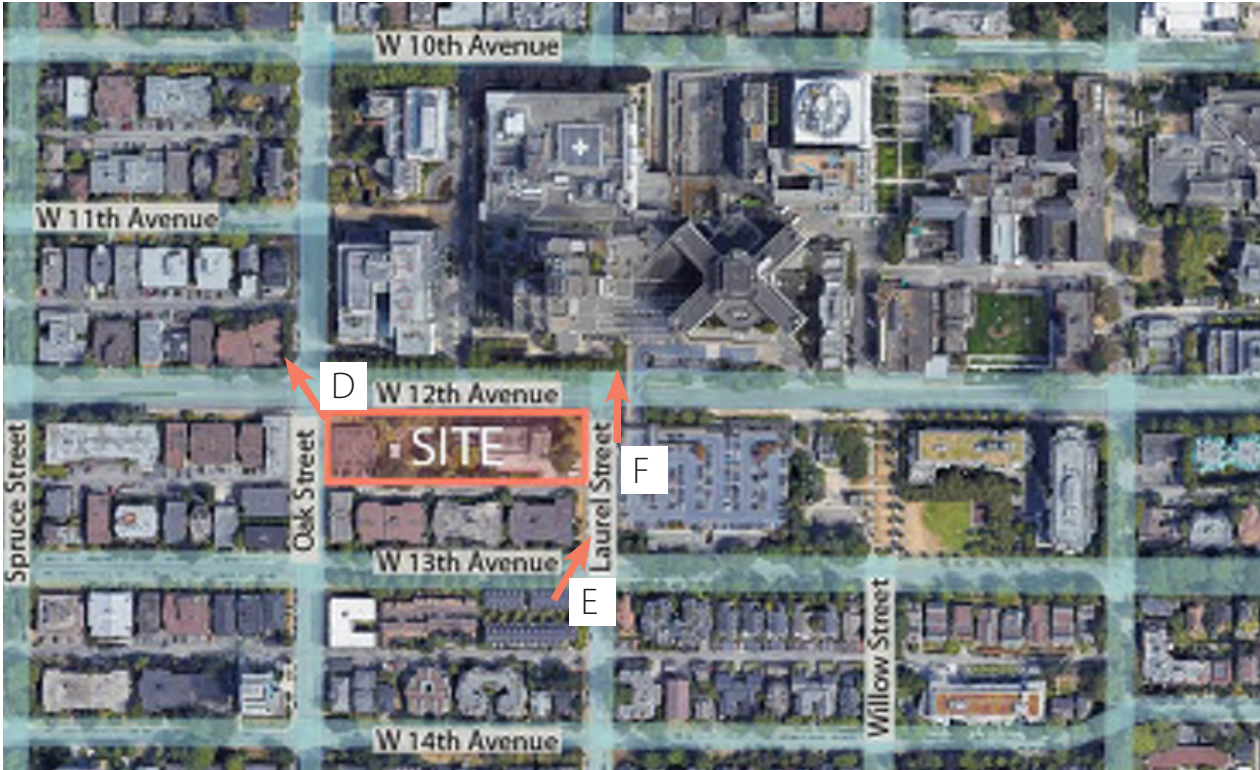
CONTEXT PHOTOGRAPHS



View of the Residential building from corner of W12th Avenue and Oak Street looking northwest



View of the VGH above grade Parking Lot from Laurel Street looking north



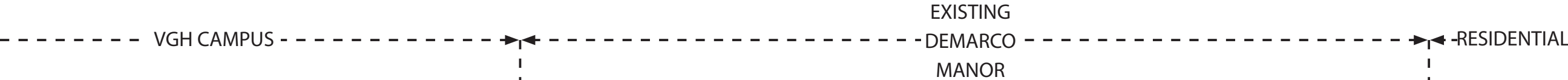
View of the VGH Jim Pattison Pavillion from Laurel Street looking north

STREETSCAPE - W 12TH AVENUE



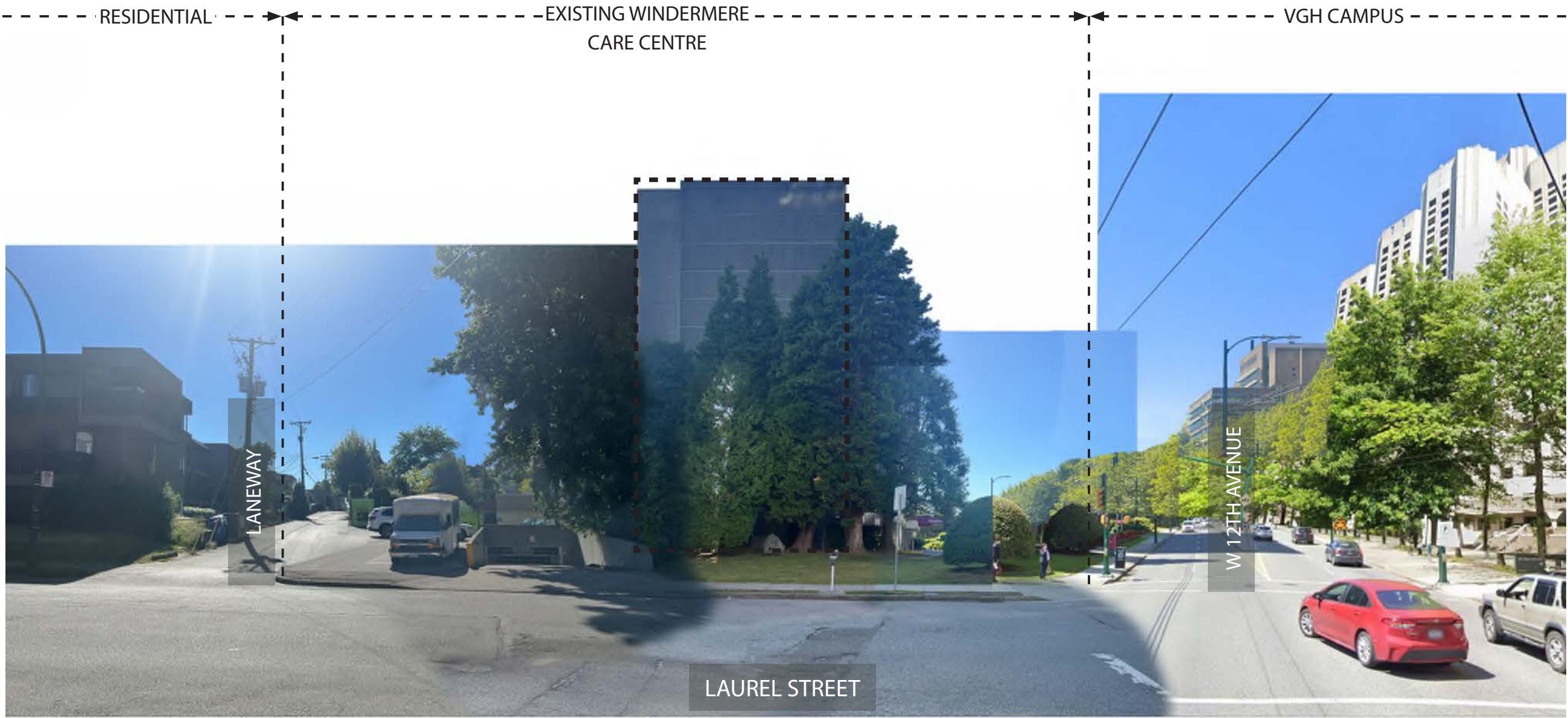
SOUTH OF 12TH AVENUE, LAUREL TO OAK STREET

STREETSCAPE - OAK STREET



OAK STREET LOOKING EAST

STREETSCAPE - LAUREL STREET



LAUREL STREET LOOKING WEST



CONTEXT ANALYSIS

Existing Urban Fabric

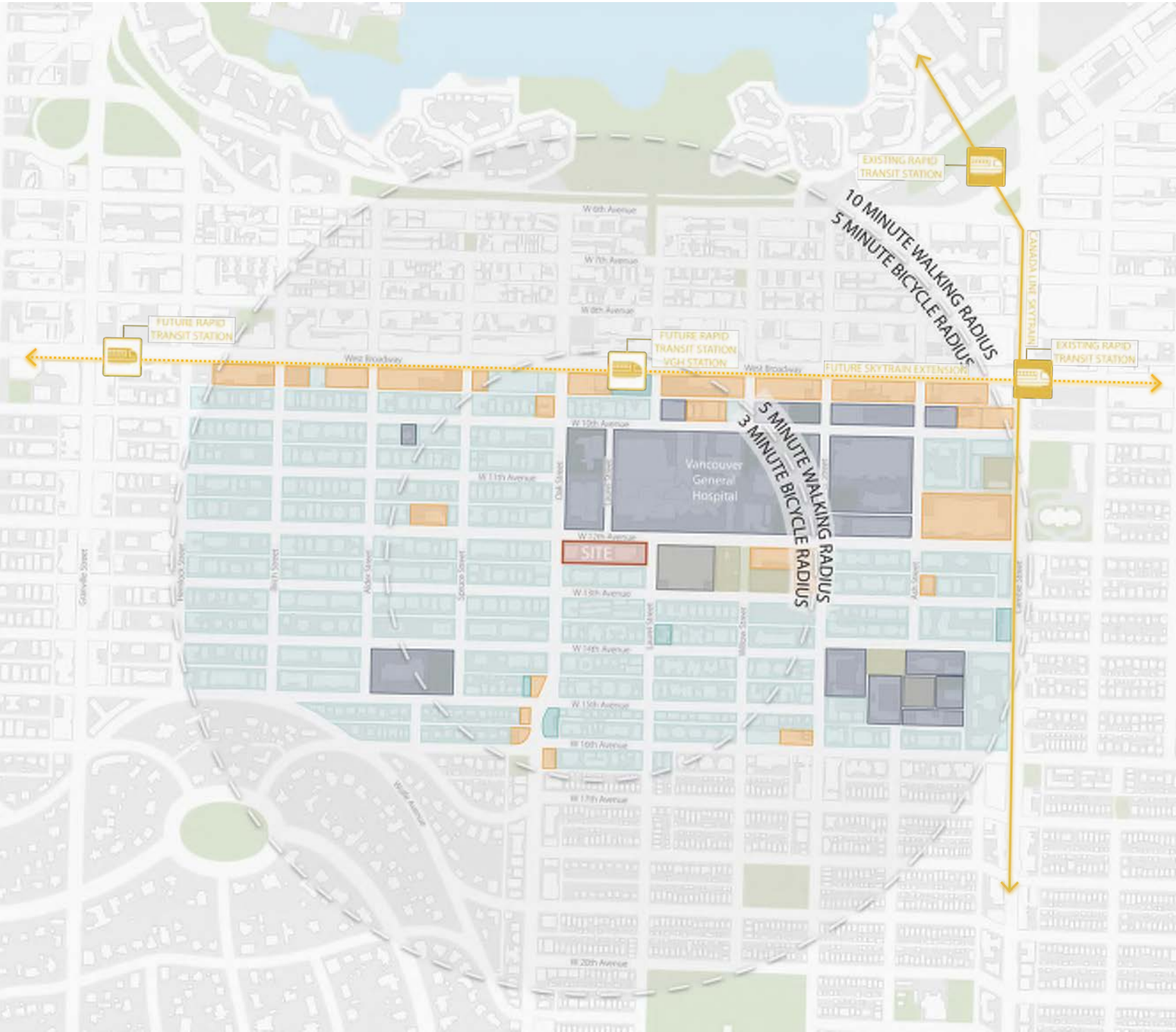
The urban fabric of Central Broadway around the 900–990 West 12th Avenue block, features a diverse mix of commercial, institutional, and residential typologies.

The neighborhood is a mix of mid-rise residential to the south and west of the site. To the east is an above-grade parking structure, connected to Vancouver General Hospital (VGH) by a pedestrian and vehicle bridge. To the north is the existing VGH campus, a major healthcare hub, influencing the built environment with medical offices, research facilities, and related healthcare services. It is a high-density cluster with buildings up to 25 stories in height.

The overall urban fabric is one of mixed-use intensity, marked by the influence of healthcare, transit accessibility, and commercial activity that define Central Broadway’s bustling character.

LEGEND

- | | |
|------------------------|----------------------|
| Institutional | Commercial |
| Residential | Parking |
| Mixed-use | Green Space |
| Existing Rapid Transit | Future Rapid Transit |



VGH CAMPUS CHARACTER

The campus is a dense complex, with multiple buildings housing healthcare facilities, medical offices, research centres, and teaching spaces. The buildings are closely packed, reflecting the functional needs of the hospital and the medical institutions operating there. Pedestrian walkways and access routes connect the buildings, creating an integrated urban medical complex.

The VGH Campus includes a range of building heights, with some towers reaching up to 25 stories. The height and massing of these structures align with the surrounding urban environment, balancing between the mid-rise residential areas nearby and taller commercial structures. This mix of heights adds verticality to the skyline, establishing the VGH Campus as a prominent urban feature. The streets surrounding the VGH Campus are lined with a mixture of medical offices, pharmacies, healthcare-related businesses, and amenities. The presence of healthcare workers, students, and patients gives the area a unique, service-oriented energy.

The Diamond Health Care Centre, Jim Pattison Pavilion, Blusson Spinal Cord Centre, BC Cancer Centre, and Robert N. Ho Research Centre are key components of the Vancouver General Hospital (VGH) Campus, significantly shaping the city's healthcare and research landscape. The Diamond Health Care Centre serves as a vital outpatient facility, consolidating specialized clinics, medical imaging, and lab services for non-hospitalized patients. In tandem, the Jim Pattison Pavilion provides broad-spectrum patient care, while the Blusson Spinal Cord Centre, BC Cancer Centre, and Robert N. Ho Research Centre establish Vancouver as a leader in medical research and specialized treatment, enhancing its reputation as a hub for innovative, patient-focused care.

Architecturally, the VGH campus integrates modernist principles with a focus on healing and innovation. The Diamond Health Care Centre features a dynamic glass-and-steel façade that fosters transparency and natural light. The monumental Jim Pattison Pavilion is defined by bold geometric forms and expansive glazing, conveying strength and accessibility. The Blusson Spinal Cord Centre showcases fluid, organic design, encouraging collaboration among patients and researchers. The BC Cancer Centre blends terraced forms and green roofs with the landscape, promoting sustainability. The Robert N. Ho Research Centre adopts a contemporary architectural language with flexible, modular spaces for evolving research needs.

Together, these buildings create a campus that celebrates the intersection of architecture, health, and research, prioritizing patient experience and innovation. Their thoughtful design enhances the overall atmosphere, transforming the VGH campus into a beacon of modern healthcare architecture.



The Jim Pattison Pavilion



The Blusson Spinal Cord Centre



The Gordon and Leslie Diamond Health Care Centre



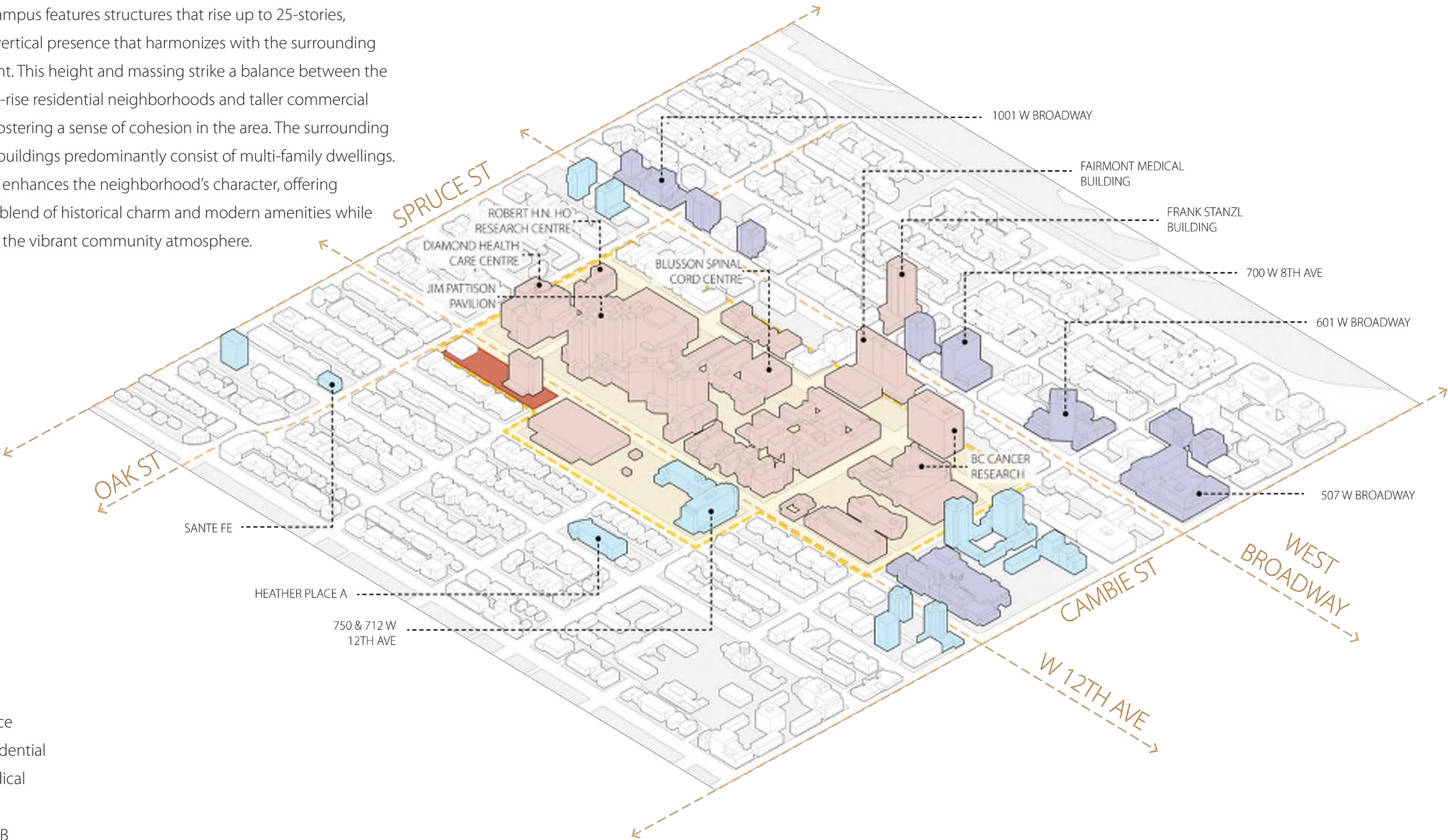
The BC Cancer Centre.



The Robert H.N. Ho Research Centre

EXISTING URBAN FORM

The existing development around the 900–990 West 12th Avenue block is characterized by a diverse mix of building heights and architectural styles that contribute to a dynamic urban landscape. The VGH Campus features structures that rise up to 25-stories, creating a vertical presence that harmonizes with the surrounding environment. This height and massing strike a balance between the nearby mid-rise residential neighborhoods and taller commercial buildings, fostering a sense of cohesion in the area. The surrounding residential buildings predominantly consist of multi-family dwellings. This variety enhances the neighborhood’s character, offering residents a blend of historical charm and modern amenities while supporting the vibrant community atmosphere.



LEGEND

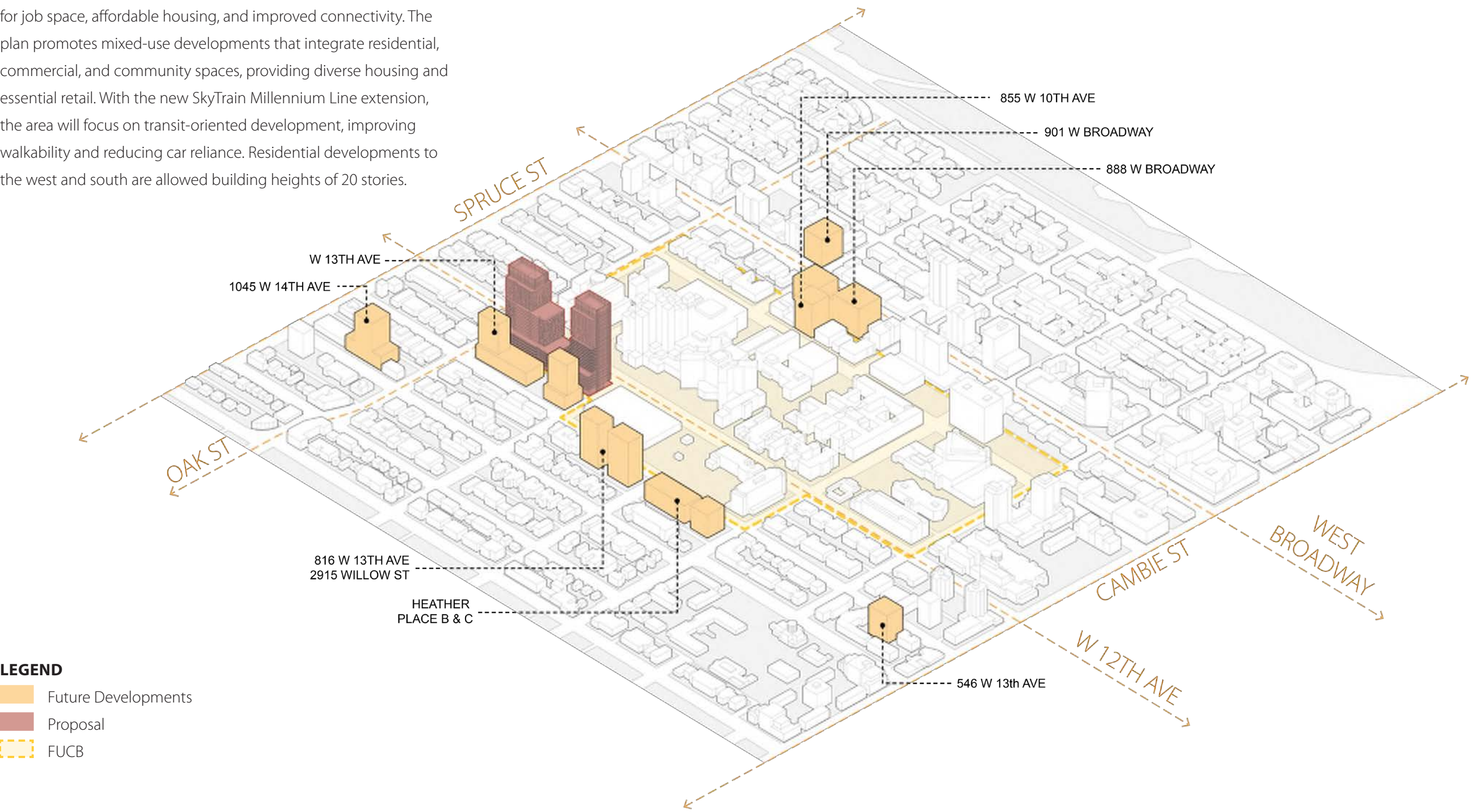
- Office
- Residential
- Medical
- Site
- FUCB





EMERGING URBAN FORM

The area around 900–990 West 12th Avenue is transforming under Vancouver’s Broadway Plan, which aims to enhance livability, accessibility, and sustainability. This initiative addresses the need for job space, affordable housing, and improved connectivity. The plan promotes mixed-use developments that integrate residential, commercial, and community spaces, providing diverse housing and essential retail. With the new SkyTrain Millennium Line extension, the area will focus on transit-oriented development, improving walkability and reducing car reliance. Residential developments to the west and south are allowed building heights of 20 stories.





TRANSIT NETWORK

The site is well served by transit, playing a crucial role in connecting the area to the broader Vancouver metropolitan region. The planned Broadway Subway will extend the Millennium Line from VCC - Clark Station to Arbutus Street to replace the 99B-Line and provide rapid transit services along Broadway. Six new stations are planned, including the Oak-VGH station located within a 5-minute walk of the site. This extension significantly improves commute times for residents and visitors, with the new VGH Station located within a 5-minute walk of the site. A comprehensive bus network complements the SkyTrain, featuring several routes along West 12th Avenue going east bound at Oak, and west bound at Laurel. These routes connect to major destinations, including shopping centers, schools, and healthcare facilities, making public transit convenient for daily commuters and those accessing services in the area.



LEGEND

- Existing SkyTrain Network
- Broadway Line Extension
- Existing Bus Network

VEHICLE NETWORK & TRUCK ROUTE

The area is well-connected to several arterial streets that are designed to accommodate motor vehicle through-traffic. Major nearby roadways include Oak Street and 12th Avenue, which serve as primary routes for vehicles and trucks. Oak Street provides access to the wider regional road network, linking the neighborhood to key destinations across Vancouver and beyond, and is part of the regional truck network.

LEGEND

Arterial Street & Main Vehicle Access

Truck Route



CYCLING NETWORK

The site is within an 800m radius of several bikeways and just over 800m from the Seaside Greenway. It is also in proximity to other future greenways proposed by the Broadway Plan. The area is designed to support cycling, with dedicated bike lanes and bike-sharing programs in proximity. These initiatives encourage sustainable transportation options, allowing patients to travel safely and efficiently while reducing their reliance on cars.

The Vancouver General Hospital (VGH) campus area is connected to the city’s cycling network. Vancouver is known for its extensive cycling infrastructure, and the VGH campus is accessible via nearby bike lanes and routes. The major cycling routes around the VGH campus include:

- **10th Avenue Bike Route:** This popular east-west cycling route runs just a couple of blocks south of the VGH campus, providing access across much of Vancouver.
- **Heather Street Bikeway:** Running north-south, Heather Street passes close to the VGH campus and provides a connection to 10th Avenue, making it a key route for cyclists accessing the area.
- **Off-street paths:** There are some off-street paths and cycling facilities within or near the campus that help link to the broader network.

These routes integrate well with other bike-friendly streets in the area, making the VGH campus accessible for cyclists.

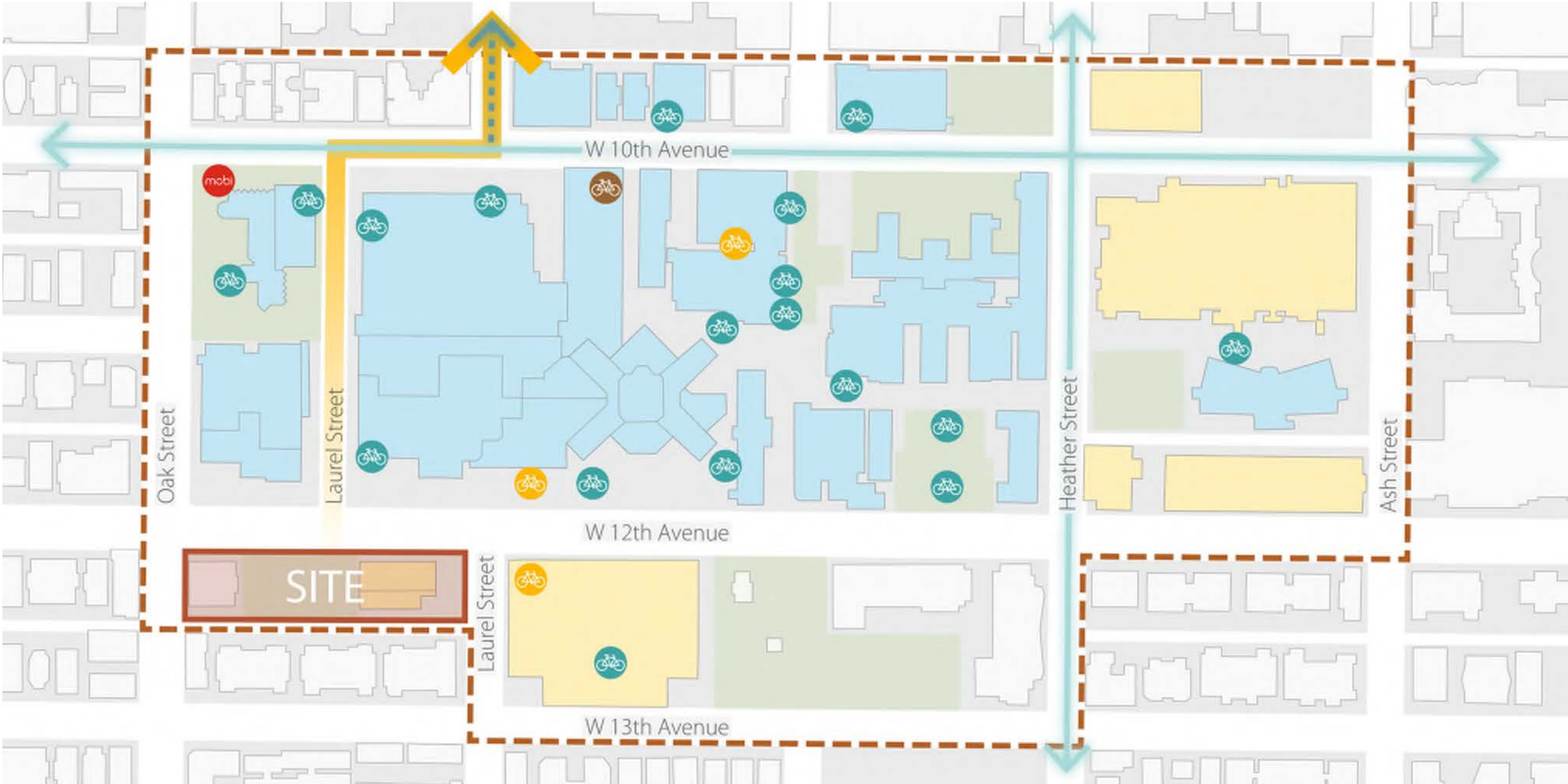
LEGEND

- Existing Bike Route
- Existing Greenway
- Future Greenway





VGH CAMPUS CYCLING NETWORK

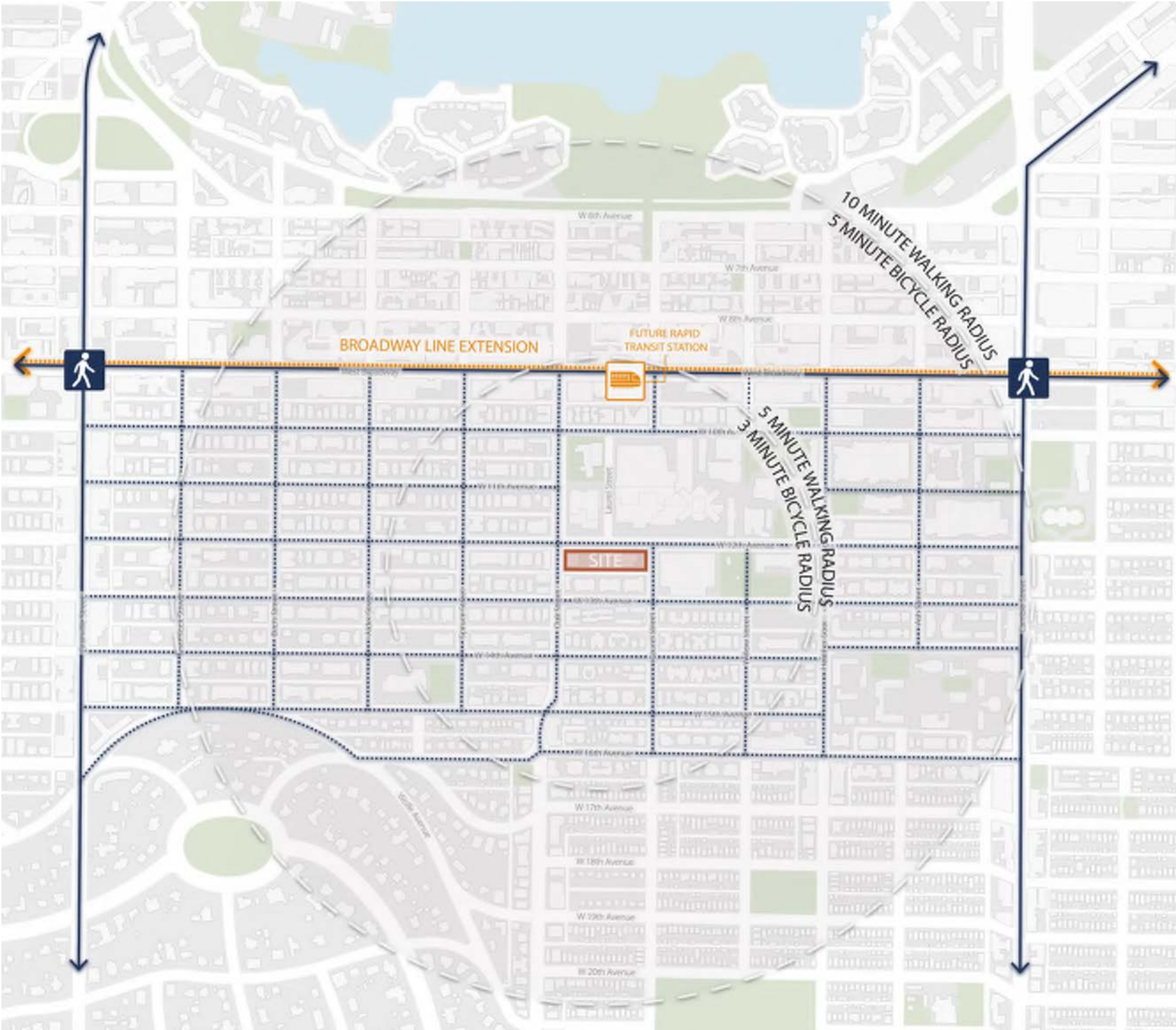


LEGEND

- | | | | | |
|------------------------|---------------------|------------------------|----------------------------|-----------------------------------|
| VGH Hospital Complex | Existing Bike Route | On-Street Bike Parking | Secure Bike Cage for Staff | Broadway Plan - VGH Campus (FUCB) |
| VGH Related Facilities | Future Greenway | Mobi Bike Share | VGH Cycling Center | Route to Broadway Line |

WALKING NETWORK

Sidewalk grid network provides pedestrian connections, are within a 5 to 10-minute walk from the site. The walking network is well-connected, linking residential areas, public transportation hubs, and key destinations. Located in a mixed-use environment, the site allows residents to easily access a variety of amenities on foot, including essential services, retail shops, and community spaces. This accessibility reduces the need for vehicular travel and promotes a more sustainable lifestyle. Overall, the walking network supports a high level of site walkability, encouraging active transportation and fostering a sense of community among patients and visitors. This emphasis on walkability enhances the urban experience, contributing to a more livable and connected neighborhood.



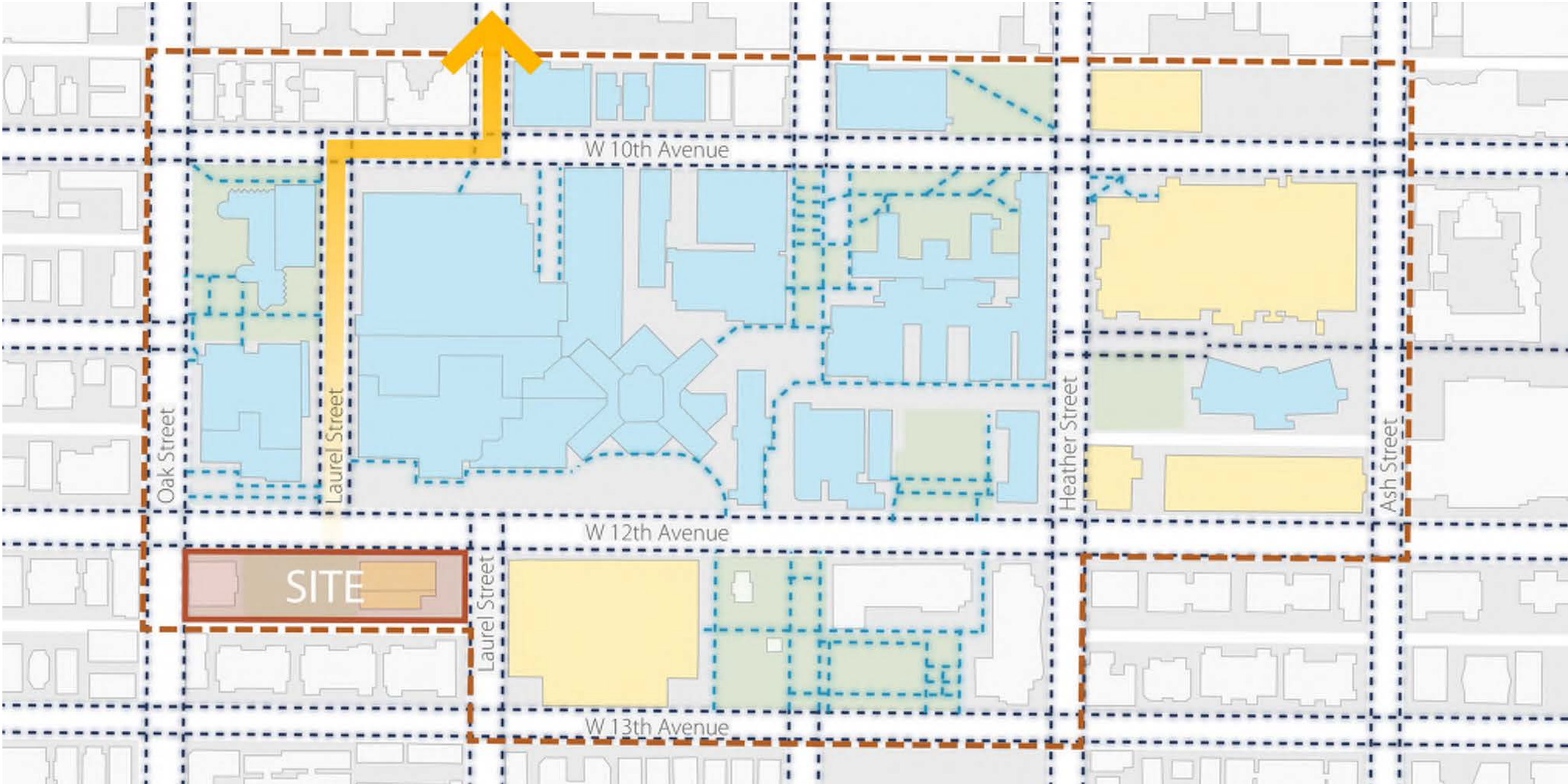
LEGEND

- ↔ Main Walking Route
- ↔ Secondary Walking Route











VGH CAMPUS WALKING NETWORK



LEGEND

- | | | |
|--|---|---|
|  VGH Hospital Complex |  Walking Route |  Broadway Plan - VGH Campus (FUCB) |
|  VGH Related Facilities |  Walking Route on Campus |  Route to Broadway Line |

GREEN SPACE

There are seven parks, a few community gardens, and the False Creek Seawall located within a 5-minute bicycle ride of the site, offering residents ample opportunities for outdoor recreation and relaxation. Additionally, multiple open spaces are accessible within a 5-minute walking radius, providing convenient areas for community gatherings, leisure activities, and green respite from the urban environment. These parks and open spaces contribute to the overall quality of life in the area, promoting a healthy lifestyle and enhancing the neighborhood’s appeal.



LEGEND

Parks, Plazas, Gardens

Open Space, Fields, Green Spaces





VGH CAMPUS GREEN SPACE



LEGEND

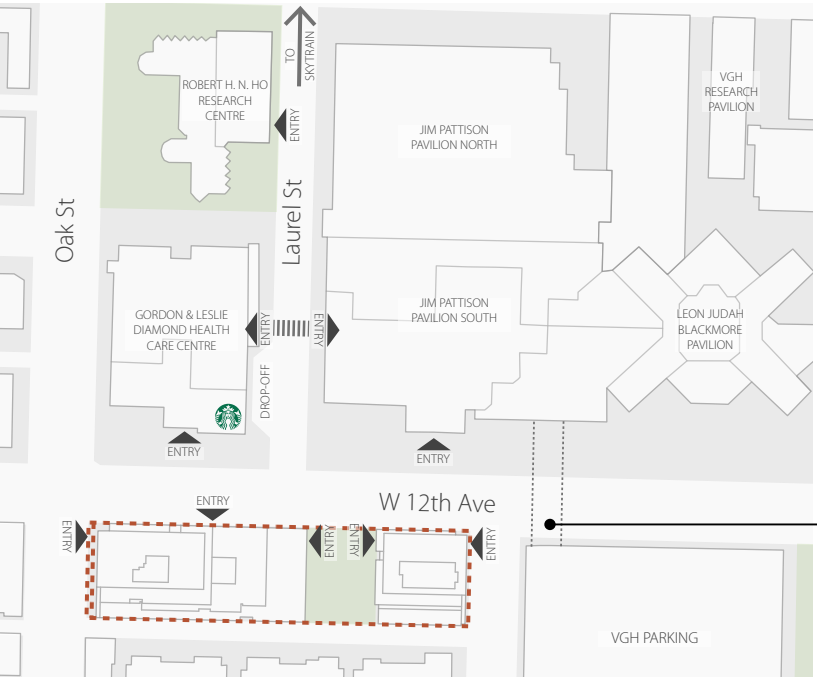
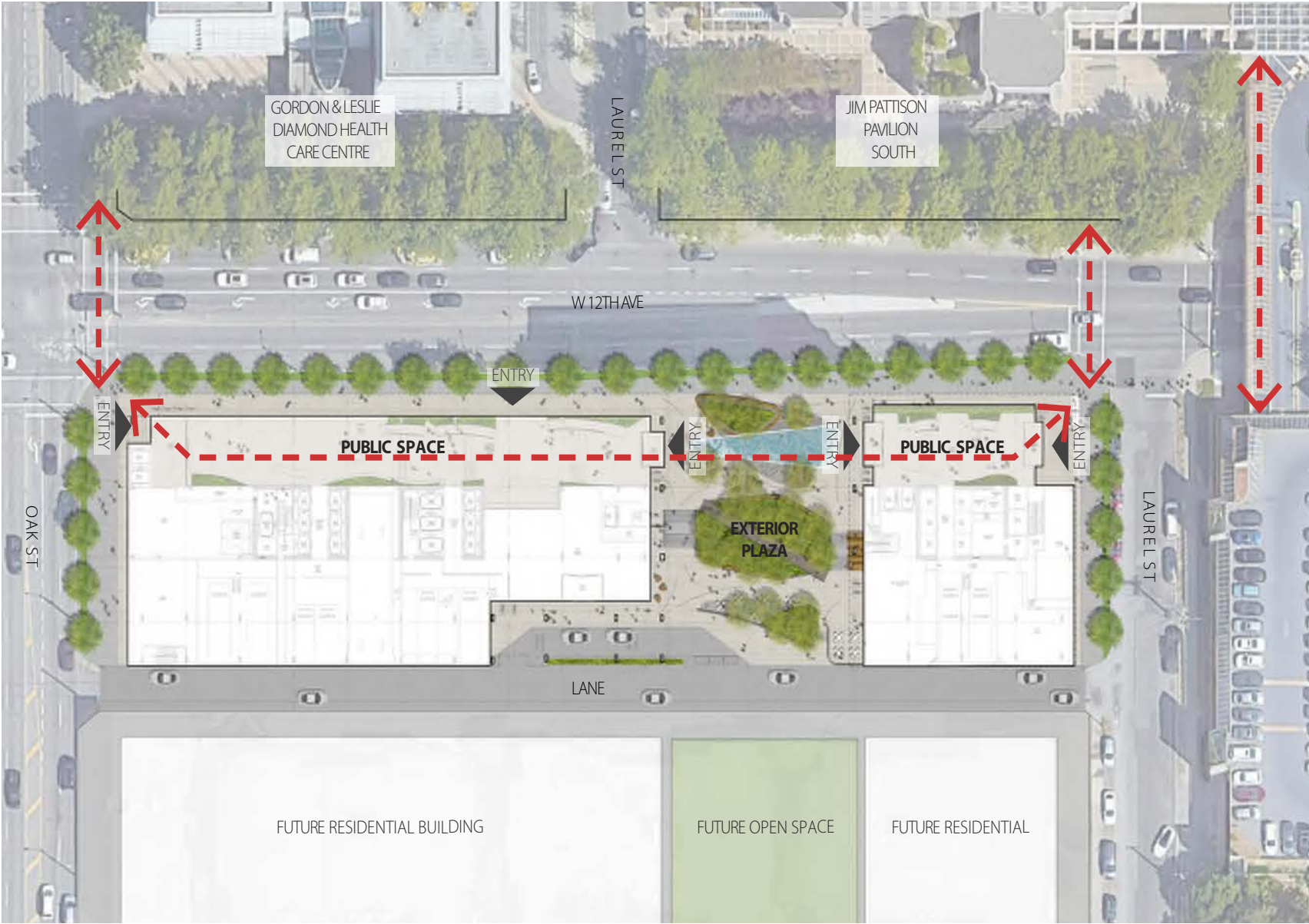
	VGH Hospital Complex		Green Space
	VGH Related Facilities		Broadway Plan - VGH Campus (FUCB)

PEDESTRIAN CIRCULATION AT GRADE

Our development at 900-990 West 12th Avenue is located on the south side of 12th Avenue, directly across from the Vancouver General Hospital (VGH) Campus.

The project cannot support an above-grade overpass mid-block due to operational constraints for the mobility-challenged users, technical constraints given the inability to connect to existing VGH buildings (e.g. Diamond Health Care Centre and Jim Pattison Pavilion) without disrupting existing below-grade infrastructure, ongoing maintenance and security concerns for an overpass, and financial impact to the project.

However, we understand the concerns from City Staff and we are going to work with the existing infrastructure at Oak St and Laurel St at this time. We will continue working with City Staff to optimize connectivity with the broader VGH campus as part of the forthcoming VGH Planning Program.



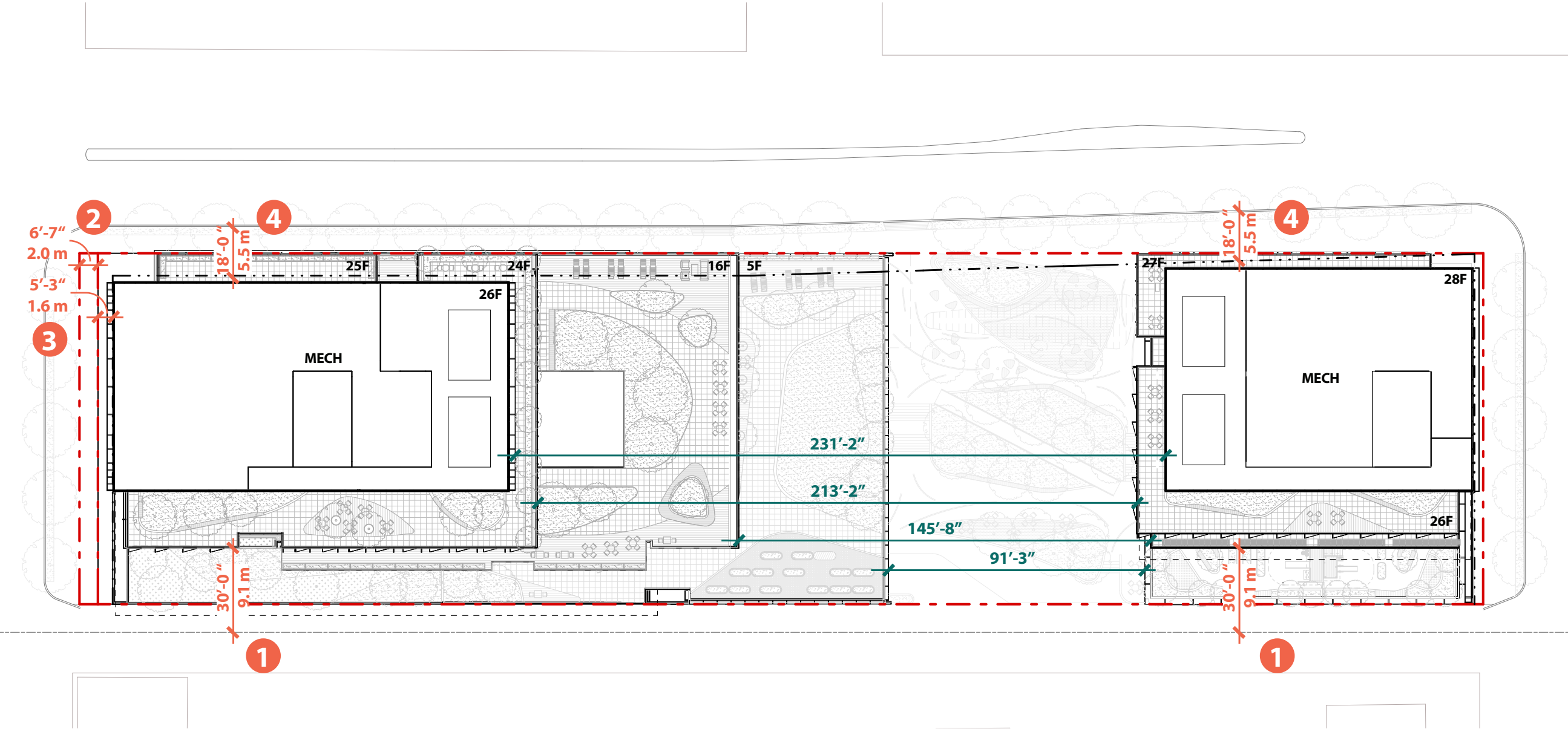
Existing pedestrian overpass

Entry to Diamond Centre and Jim Pattison Pavilion at crosswalk.
Arrows show entrances of VGH Campus buildings.





SETBACKS & TOWER SEPARATION



LEGEND

- Tower Separation
- Site Setbacks

- 9.1m centre line of lane above 5 storeys
- 2.0m dedication along Oak Street for roadway widening
- 1.6m setback from new property line for widened sidewalks along Oak Street
- 5.5m from back of existing curb along W 12th Avenue

ARCHITECTURAL CONCEPT

RATIONALE

Vision and Purpose

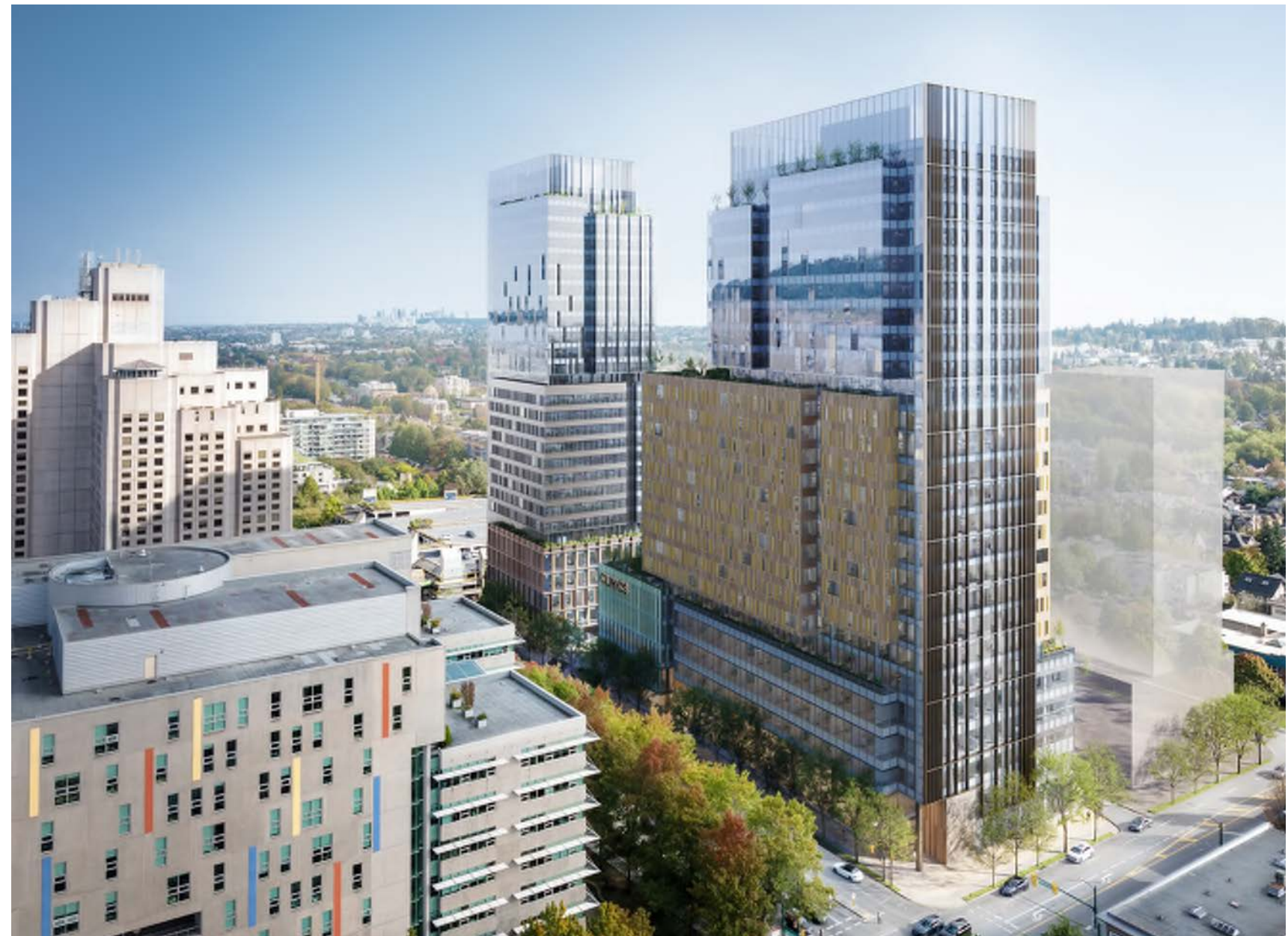
This project expands the Vancouver General Hospital (VGH) campus to meet growing healthcare demands while consolidating corporate leases within the Broadway Corridor. It creates a mixed-use facility that integrates clinical, diagnostic, long-term care (LTC) spaces, and retail, conforming to the Broadway Plan and city policies. The development maximizes the site's potential by supporting healthcare-related uses directly linked to the VGH campus, improving operational efficiency, and responding to population growth and evolving healthcare needs with a flexible, phased approach.

Form and Function

The 884,635 sq ft development includes 5,271 sq ft of retail space, 557,671 sq ft of clinical space with 14,423 sq ft of amenity area, 3,000 sq ft daycare with dedicated outdoor space, 244,366 sq ft of LTC space with 280 new beds, and a central public outdoor plaza. The two-phase project features two towers, Phase 1 addresses immediate healthcare needs, while Phase 2 will include a public open space and a smaller tower designed to reflect Broadway office architecture.

The architectural form embraces a horizontal design that delineates distinct program elements by function. Recesses and changes in materiality break up the clinical podium, LTC components, and clinical support areas, balancing high-tech institutional functions with warm, supportive living spaces. The LTC areas prioritize comfort and social interaction, incorporating gardens and terraces to foster a connection to nature.

Natural views of the mountains are maximized with large windows and open spaces, promoting mental well-being. The atrium and public spaces flow seamlessly into a central plaza, creating a calm



Aerial view looking southeast

and organic healing environment. Sustainable design elements like green roofs, solar panels, and rainwater harvesting systems reduce the environmental footprint, while natural materials and ample

daylighting enhance the interior atmosphere, ensuring a connection to nature throughout the building.

DESIGN PRINCIPLES



FURTHER VGH & UBC HOSPITAL FOUNDATION'S CORE MISSION

Create impact investment for the Foundation and improved value for health authority/public funding by supporting the core VGH campus with appropriate uses directly linked to the campus



FORM FOLLOWS FUNCTION

The architectural massing responds to the program by embracing a horizontal design that clearly delineates distinct program elements, staying true to function while being sympathetic to its users.



BROADWAY PLAN

Provide a building that aligns with the vision for the neighbourhood set out in the Broadway Plan.



PUBLIC OPEN SPACE

The FUCB sub-area includes the provision of significant public open space



SENSITIVE AND RESPECTFUL TO CONTEXT

Respond to rich architectural context and public realm context found within the Large and Unique Site: VGH Campus of the Broadway Plan. The Plan intent is to support the ongoing expansion and development of the VGH Campus.



SUSTAINABILITY

Build and operate a building that not only complies with Green Building Policy and Rezoning Policy for Sustainable Large Developments for Rezoning but supports deep community wide sustainability through mixed-use and transit-oriented development.

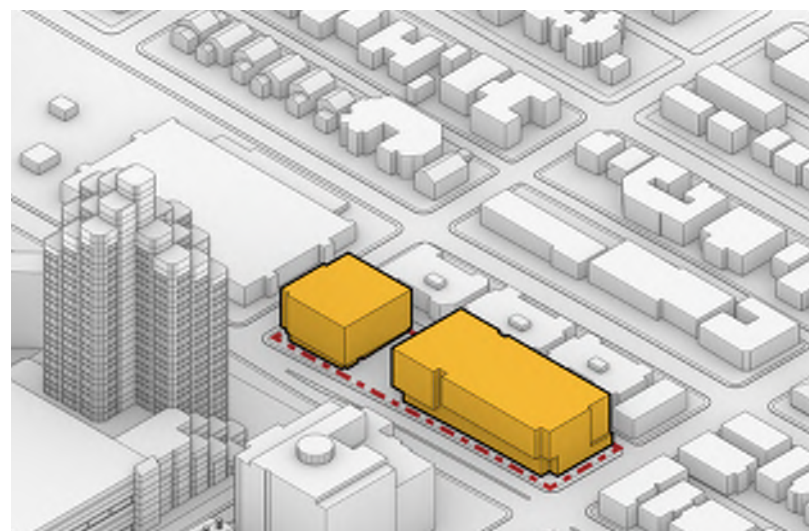


MASSING DIAGRAMS



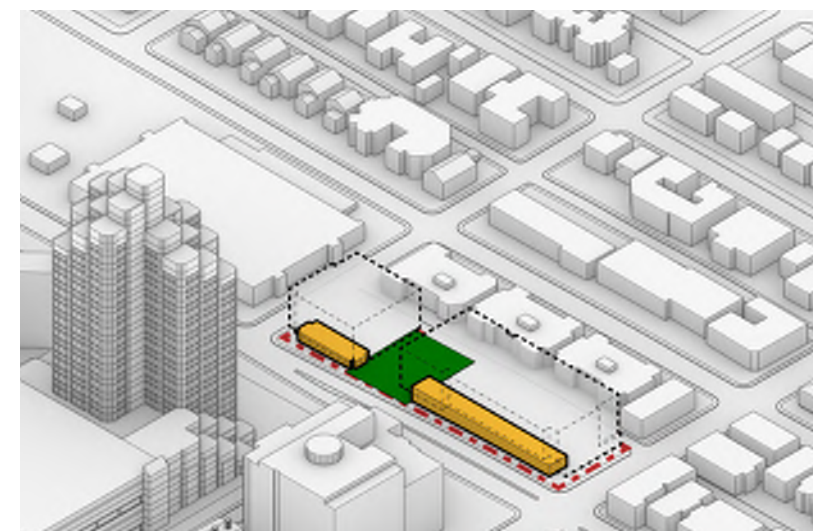
SITE

900-990 W 12th will be used as a mixed-use facility with the goal of expanding and supporting the Vancouver General Hospital (VGH).



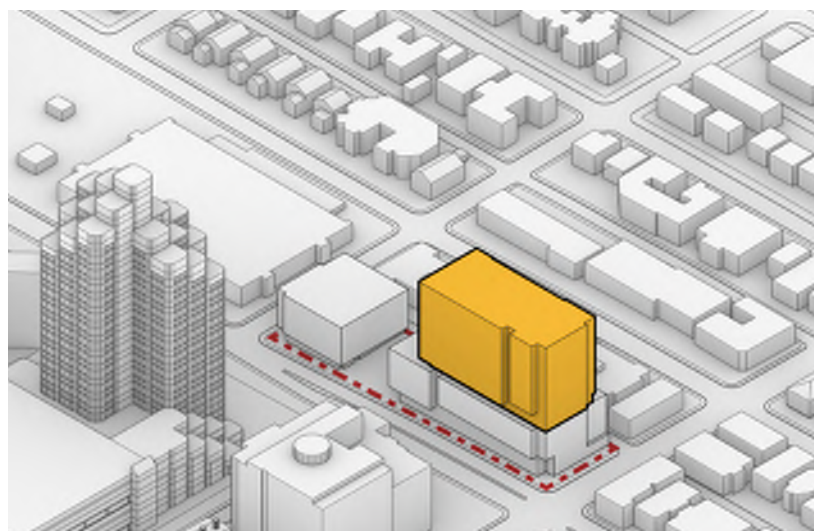
PODIUM MASSING

Dedicated to clinical and diagnostic functions, with floor plate size and number of floors (especially for Phase 1), meticulously tailored to meet immediate Vancouver Coastal Health (VCH) needs.



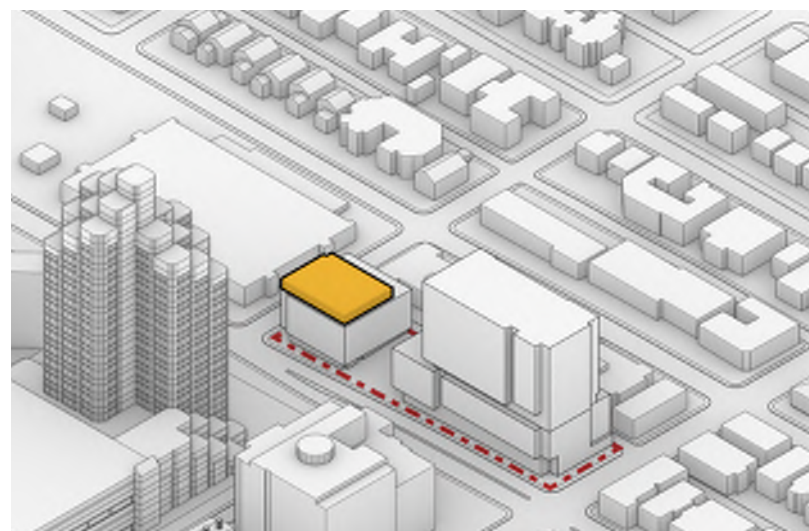
PUBLIC OPEN SPACE & ATRIA

12,000 sq ft of public space spans 12th Avenue, featuring double-height atria in each tower connected to a central plaza. Aligned with Laurel Street, the plaza links directly to the VGH Campus and meets Broadway Plan requirements.



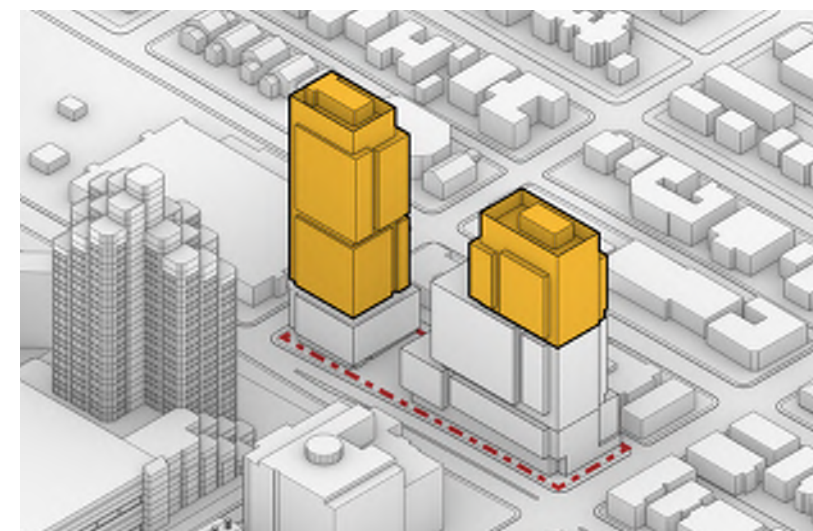
LONG TERM CARE

The floor plate was designed to meet programmatic needs featuring a typical size of minimum 20,000 square feet. 10 floors totalling 280 residence will add much needed beds to the existing deficit.



CHILDCARE

A 3,000 sq ft daycare on Level 6 in Phase 2 includes an outdoor play area, providing convenient, high-quality childcare. It meets all regulatory standards, supporting local families within the development.



CLINICAL / MEDICAL SUPPORT

These two towers feature smaller floor plates common in Broadway office buildings, provide clinical support functions and physician offices supporting VCH requirements.

PROGRAM

The project will be developed in two phases, spanning a total of 884,635 sq ft, with 544,624 sq ft in Phase 1 and 340,011 sq ft in Phase 2. It integrates a mix of healthcare, long-term care (LTC), clinical support, and retail spaces to meet the evolving needs of Vancouver Coastal Health.

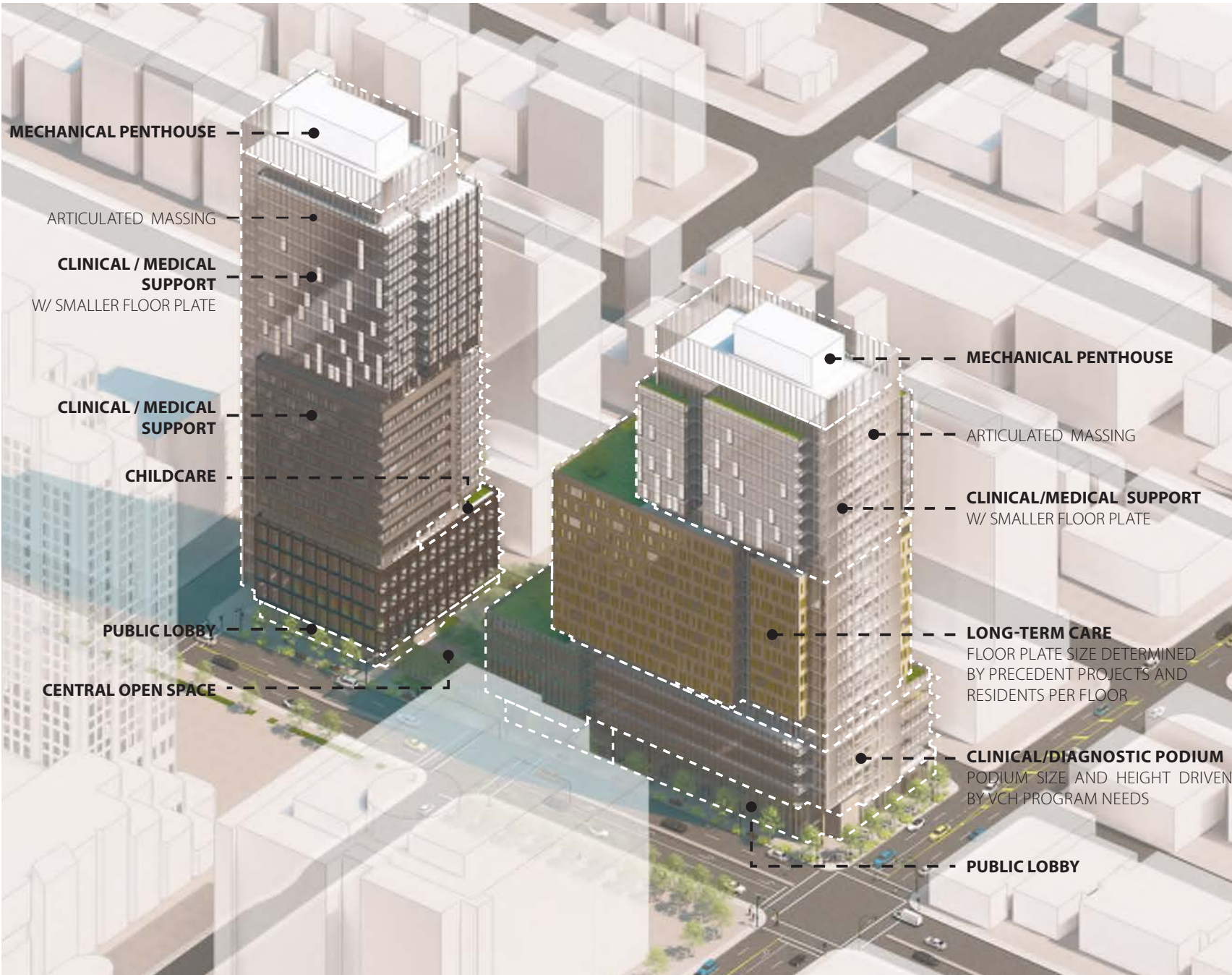
Phase 1

- The Phase 1 building height is 26 storeys, with a 5-storey podium designed to address immediate healthcare needs. The podium houses essential clinical spaces, determined by Vancouver Coastal Health’s program requirements and program sizes.
- Above the podium are 10 levels of LTC, each providing 28 beds on a 20,000 sq ft floorplate. This design, based on precedent projects, is optimized for resident comfort, efficient staffing, and shared functions, adding a total of 280 beds to the system.
- Above the LTC are clinical support functions and physicians’ offices, following a more typical Broadway office tower configuration.

Phase 2

- Phase 2 features a 28 storey tower, with the first 5 floors serving as a clinical podium and upper levels dedicated to clinical support functions. The tower has a smaller floorplate complementing an office tower design.
- The development will also include a 3,000 sq ft daycare with an outdoor play area, contributing to family-focused amenities.
- Between the two towers, a central public outdoor plaza will serve as a focal point, designed for social interaction and public use.

The development’s public atrium, spanning the length of 12th Avenue from Oak to Laurel Street, connects indoor and outdoor spaces, enhancing walkability and interaction with the surrounding



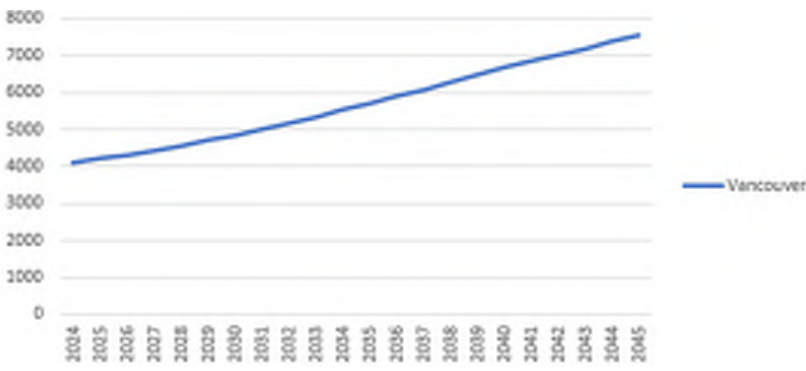
public realm. Both towers will house mechanical equipment on the rooftops. The project incorporates 3.5 levels of parking and a below-grade service level, with parkade access, loading zones, and drop-off areas off the lane for efficient operational flow.

In total, the project comprises 5,271 sq ft of retail space, 557,671 sq ft of clinical space, 3,000 sq ft daycare, 244,366 sq ft of LTC space, and a central public outdoor plaza, creating a comprehensive mixed-use healthcare facility that addresses both immediate and future needs.



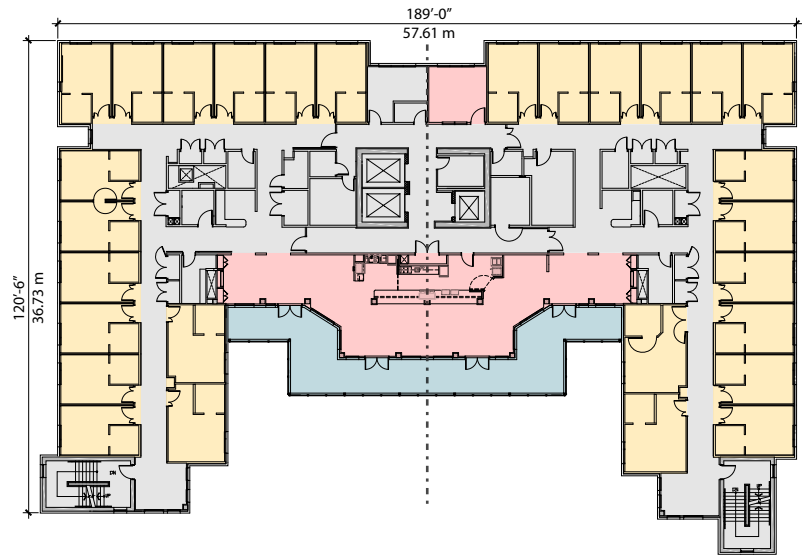
REFINEMENT OF THE PROGRAM - LONG TERM CARE

With an aging population, the need for specialized care and supportive living environments is more critical than ever. By 2030, it is estimated that nearly one in four residents will be over the age of 65, necessitating a significant expansion in long-term care facilities. The current shortage of beds in Vancouver is 1,300. Over the next 20 years the need for LTC is critical, illustrated in the graph below.



Long-term care residences provide essential services including medical care, daily living assistance, and social activities that enhance the quality of life for seniors. These facilities are not just about meeting basic needs; they offer a community where residents can feel valued and connected.

Dogwood Lodge Precedent



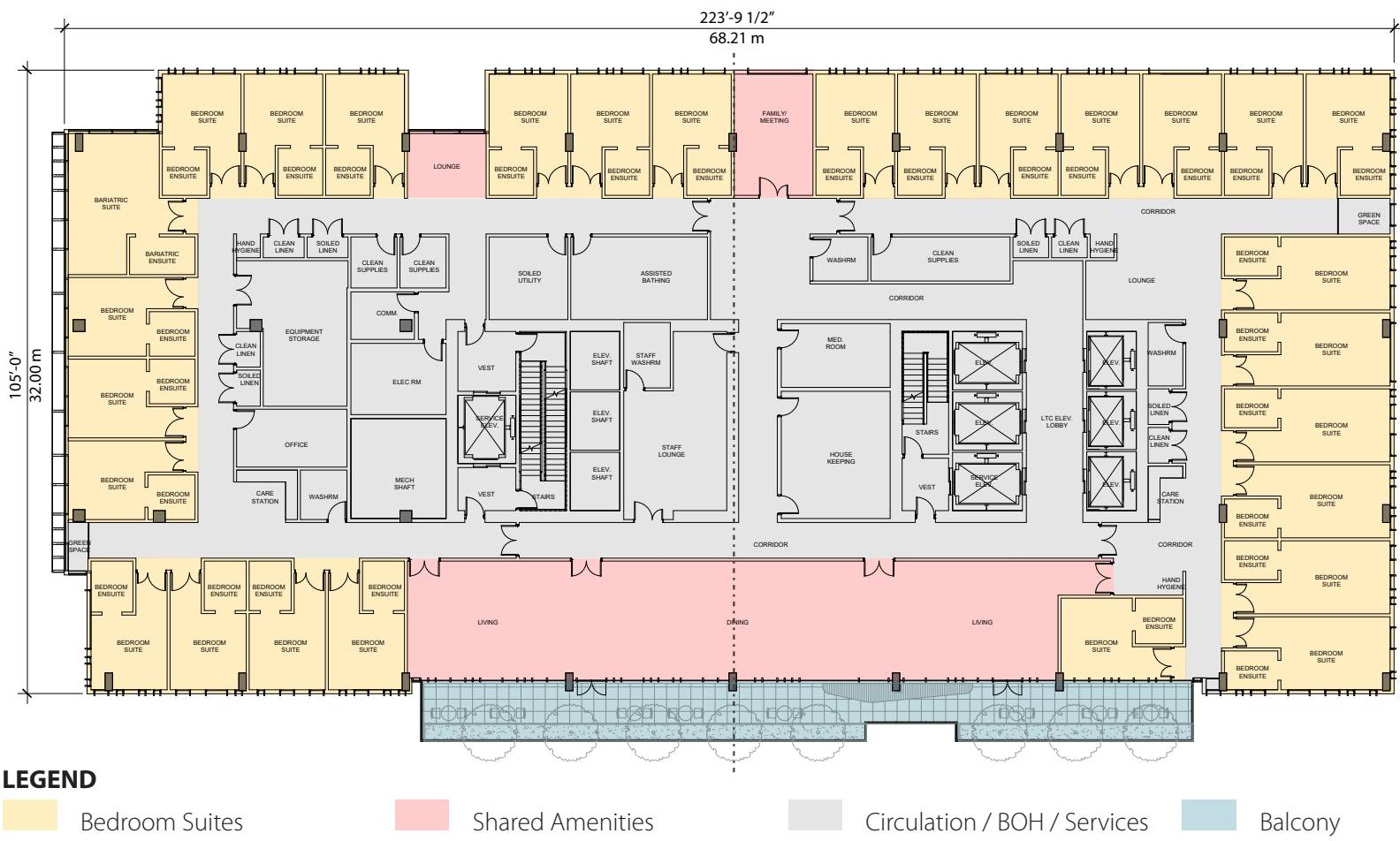
Our Proposal

Level 6 features direct access to an outdoor podium space that includes various seating options, lush planting, a lawn, and an area designated for urban agriculture. Indoors, the amenities will include a community hall/event space, a sacred space for worship and reflection, an exercise area that extends to the outdoors, and a creative space for crafts.

Levels 7 to 16 feature typical LTC floors, with the floor plate designed in response to programmatic needs, tested against precedent projects such as Dogwood Lodge in Vancouver, and aligned with staffing capabilities. Each floor comprises two houses, each

accommodating 14 beds, resulting in a total of 28 residents per floor, 280 total. The typical floor plate size is 20,000 square feet, with one house on either side and shared services and functions centrally located. A central living and dining area with small kitchen is located on the south side of each floor. Adjacent to this space, each floor includes a dedicated covered outdoor area for residents to enjoy sunlight, creating a warm and inviting environment.

Support functions for the LTC, including a commercial kitchen, laundry facility, general storage, and housekeeping are strategically located below grade on the service level. The LTC component features a dedicated core and elevators that exclusively service the LTC residence and program.

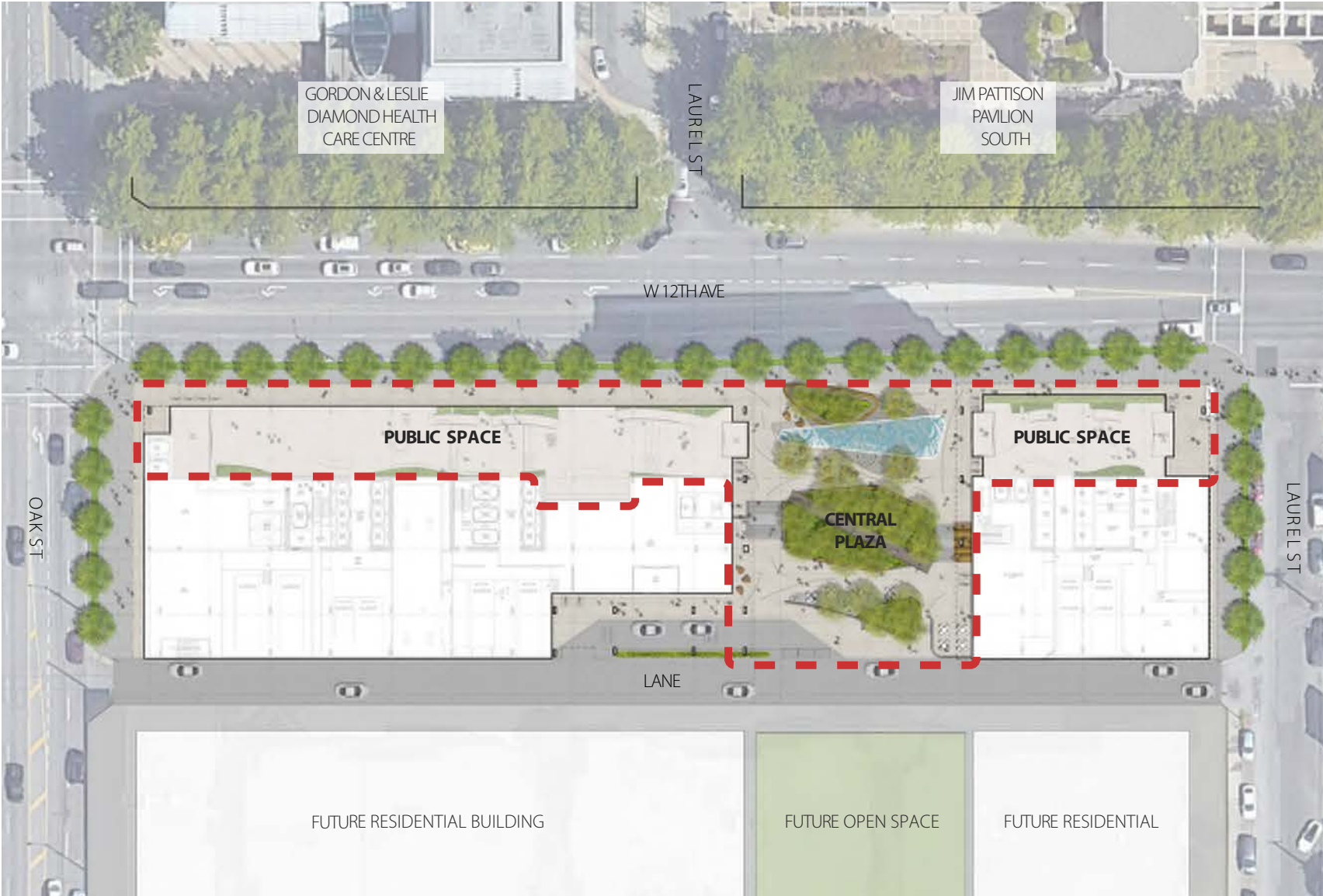


PLANNING OF THE PUBLIC REALM

The public atrium spans the length of 12th Avenue, setback from the property line to provide ample pedestrian space. Ultra-clear glazing creates a seamless transition between indoor and outdoor environments, inviting natural light in. The atrium features a stepped design that aligns with the sidewalk, maintaining a strong pedestrian connection throughout the site. This public atrium gracefully spills into a central outdoor plaza, designed for social gatherings, relaxation, and enjoyment of the fresh air. Landscape elements from the open space are thoughtfully incorporated into the interior, creating a calm and serene healing environment.

The central public open space on our site, situated across Laurel Street from the VGH campus, will serve as a focal point for those arriving from both the campus and the SkyTrain. We propose extending this green space southward to enhance the green tapestry of the neighbourhood, further integrating it into the surrounding environment.

- Over 24,500 sq ft of on-site public space not including retail, along with 12,000 sq ft of exterior plaza



PLANNING OF THE PUBLIC REALM



The on-site public space is complemented by integrated retail spaces at grade, fostering vibrant public activity. All edges facing Oak Street, W 12th Avenue, Laurel Street and the central plaza are activated. The Long-Term Care (LTC) lobby located at the LTC Arrival Plaza welcomes

residents, families, and visitors. Service functions, including loading and drop-off areas, are discreetly located along the lane, alongside essential services such as waste management.

PLANNING OF THE PUBLIC REALM

The project features a double-height atrium space that serves as a vibrant public realm, integrating retail functions to foster community interaction. This expansive atrium runs from west to east across the site and along 12th Avenue, creating a dynamic connection between the exterior and interior environments. The recessed atrium will be enclosed with a clear curtain wall, utilizing silicone butt joints to enhance transparency, allowing for a seamless flow of activity between the bustling street life and the vibrant activities within. This space gracefully spills into a central open plaza designed for social gatherings, surrounded by lush trees and greenery, with art installations that enrich the user experience. This open space, adjacent to Laurel Street, serves as a focal point for the site, drawing visitors, patients and staff from the VGH campus and the nearby SkyTrain station. A carefully designed canopy will provide shade, extending the public atrium's inviting atmosphere along 12th Avenue and connecting both towers. Landscape elements from the open space are thoughtfully integrated into the interior, creating a calm, serene, and organic healing atmosphere.



View of the exterior plaza looking at Phase 1 podium



Rendering of the streetscape and the podium levels along 12th Avenue

PLANNING OF THE PUBLIC REALM



View of the Phase 1 Atrium from the east vestibule / central plaza

PLANNING OF THE PUBLIC REALM



View of the Phase 1 Atrium from the second floor

ARCHITECTURAL ARTICULATION

Massing Embraces Program

The architectural form responds to the program by embracing a horizontal design that delineates distinct spaces and is true to function.

Materiality

The Long-Term Care (LTC) portion is designed to offer a sense of warmth and belonging to its residents.

The clinical component will have a high-tech aesthetic, combining sleek, modern design with functional innovation.

Connection to Campus

The massing breaks down at Laurel Street, where the architectural expression shifts to create a more inviting and human scale connection.

This corner serves as an anchor, or focal point, for the design, enhancing the relationship between the building and its environment.

The transition also integrates with the open space encouraging community interaction and creating a welcoming gateway.



View of the north elevations and the central plaza

RENDERINGS



Aerial view of the development and the VGH Campus looking southeast

RENDERINGS



Aerial view of the development and the VGH Campus looking northwest

RENDERINGS



View of the northwest corner at W 12th Ave and Oak St

RENDERINGS



View of the Phase 1 Atrium and the central plaza from Laurel Street

RENDERINGS



View from 12th Avenue looking south into the central plaza

MATERIALS - PHASE 1



A. Silicone Glazed Curtain Wall and Spandrel

B. Aluminum Fins (Charcoal)

C. Metal Soffit (Charcoal)

D. Insulated Metal Panel (Charcoal)

E. Terra-cotta Tile Cladding (Mixed Tan Colors)

B. Aluminum Fins (Marigold)

C. Metal Soffit (Charcoal)

B. Aluminum Fins (Light Gray)

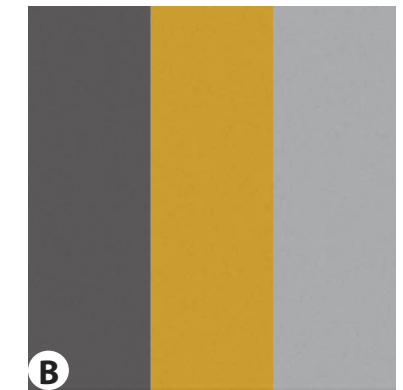
D. Insulated Metal Panel (Green)

C. Metal Soffit (Light Gray)

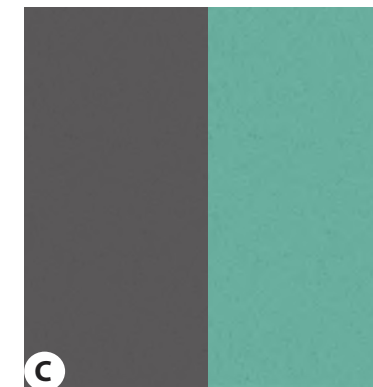
F. Silicone Glazed Curtain Wall w/ Glass Fins



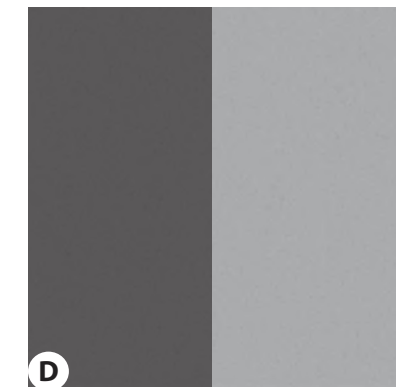
Silicone Glazed Curtain Wall System



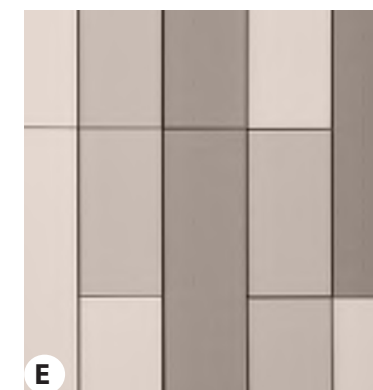
Aluminum Fins



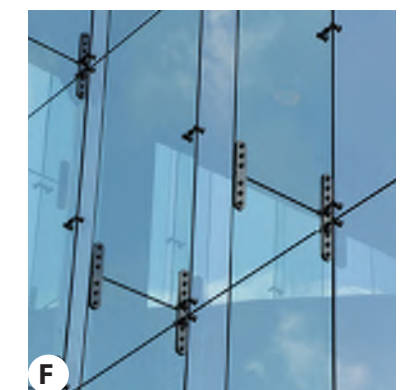
Insulated Metal Panel



Insulated Metal Soffit



Terracotta Tile Cladding



Silicone Glazed Curtain Wall w/ Glass Fins

MATERIALS - PHASE 2



A. Silicone Glazed Curtain Wall and Spandrel

B. Aluminum Fins (Charcoal)

C. Metal Soffit (Charcoal)

B. Aluminum Fins (Light Gray)

D. Insulated Metal Panel (Charcoal)

C. Metal Soffit (Charcoal)

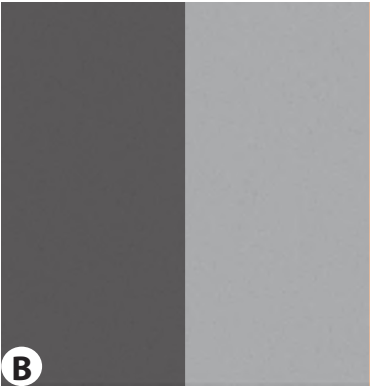
D. Insulated Metal Panel (Sand)

C. Insulated Metal Soffit (Sand)

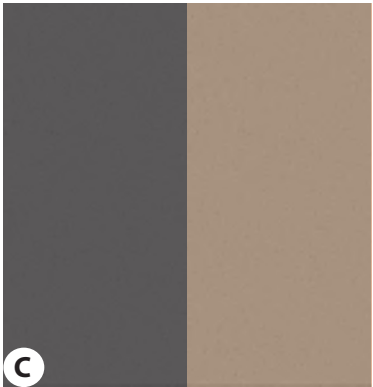
E. Silicone Glazed Curtain Wall w/ Glass Fins



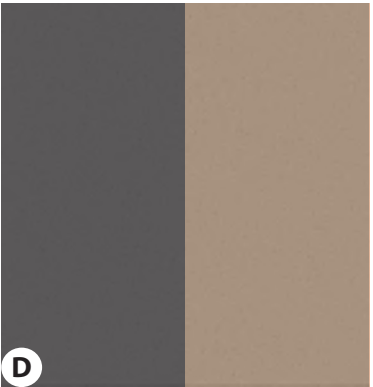
Silicone Glazed Curtain Wall System



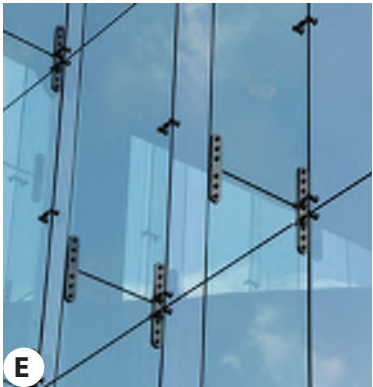
Aluminum Fins



Insulated Metal Panel



Insulated Metal Soffit

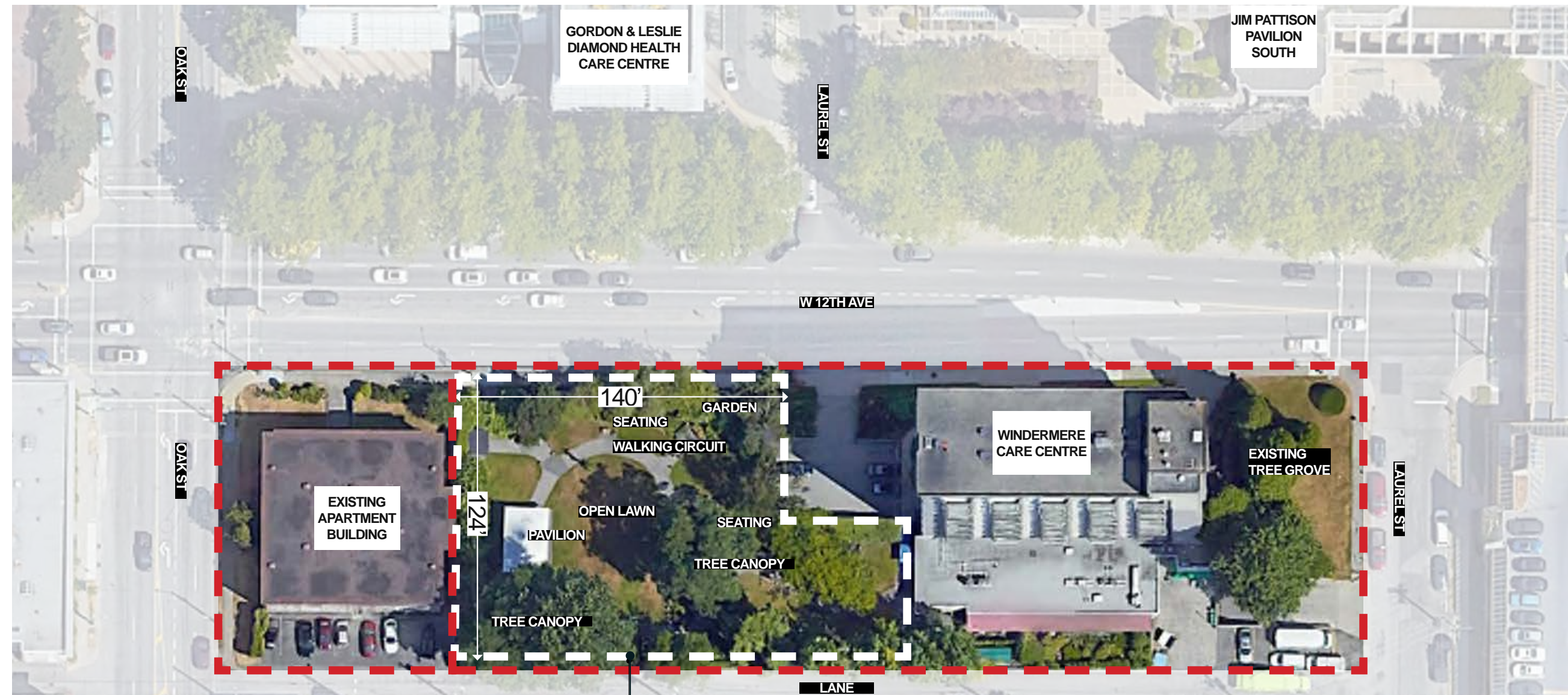


Silicone Glazed Curtain Wall w/ Glass Fins

LANDSCAPE



EXISTING SITE



Location and Outdoor Space

The site is located in Vancouver's Uptown/Cambie North neighbourhood, bordered by Oak Street, Laurel Street, and West 12th Avenue. It currently features a low-rise rental apartment building and the Windermere Long-Term Care Centre, which includes a large private outdoor space for residents. The outdoor space features a pavilion, a walking circuit with pavers, and seating areas around the circuit for gathering and relaxation. There is an open lawn for informal activities, lush gardens that add greenery and biodiversity, and mature trees providing shade.

Existing Outdoor Space for Windermere residents

- Approx 120' x 140' = 16,800 sq ft
- Walking Circuit (approx 80meters) - Pavers
- Seating Place Around Circuit/ Gathering Spaces
- Pavilion (approx 600 sq ft)
- Open Lawn
- Gardens (Lush Greens)
- Trees - Shade
- Good Sun

Site Boundary: — — —



LANDSCAPE SITE PLAN



Design Rational

The landscape design for this project supports the expansion of the Vancouver General Hospital (VGH) campus by creating inviting open spaces that enhance the mixed-use facility. In alignment with the Broadway Plan and city policies, the design maximizes the central public open space, which is at ground level between two buildings and adjacent the VGH Campus. The plaza also connects West 12th Avenue to the Laneway long-term care (LTC) arrival plaza,

promoting permeability and connectivity across the site. The south-facing central open space benefits from abundant sunlight and features lush planting, seating areas, and weather protection, offering a comfortable and restorative outdoor environment for patients, doctors, nurses, LTC residents, and visitors to socialize, relax, and gather. A gentle sloped pathway, alongside stairs with integrated seating steps, connects the lower and upper plaza, addressing the

site's grade changes.

The curved lines and pebble-shaped patterns integrated into the landscape design are inspired by calm, peace, and healing pebbles, with the aim of promoting relaxation, healing, and spiritual tranquillity.



STREETSCAPE AND OPEN SPACE



ELEVATION ALONG 12TH AVENUE

The streetscapes are designed to meet city standards, ensuring pedestrian-friendly sidewalks and enhancing the overall experience of the surrounding urban environment.

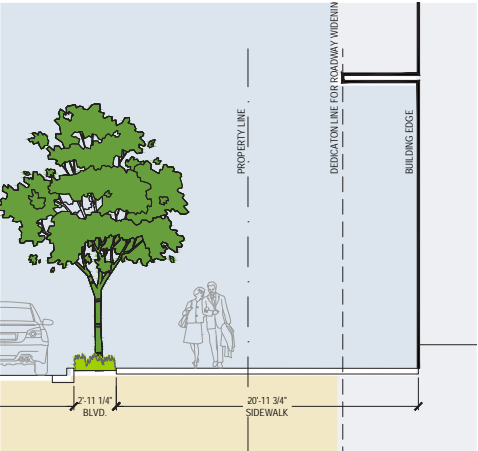
Plaza



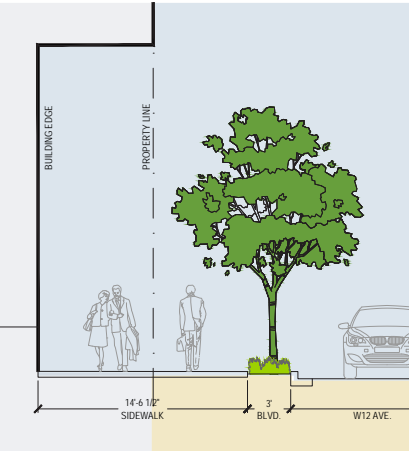
Streetscape



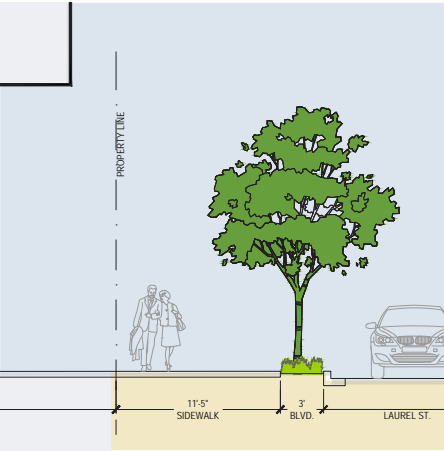
Street Sections



Oak Street



West 12th Avenue



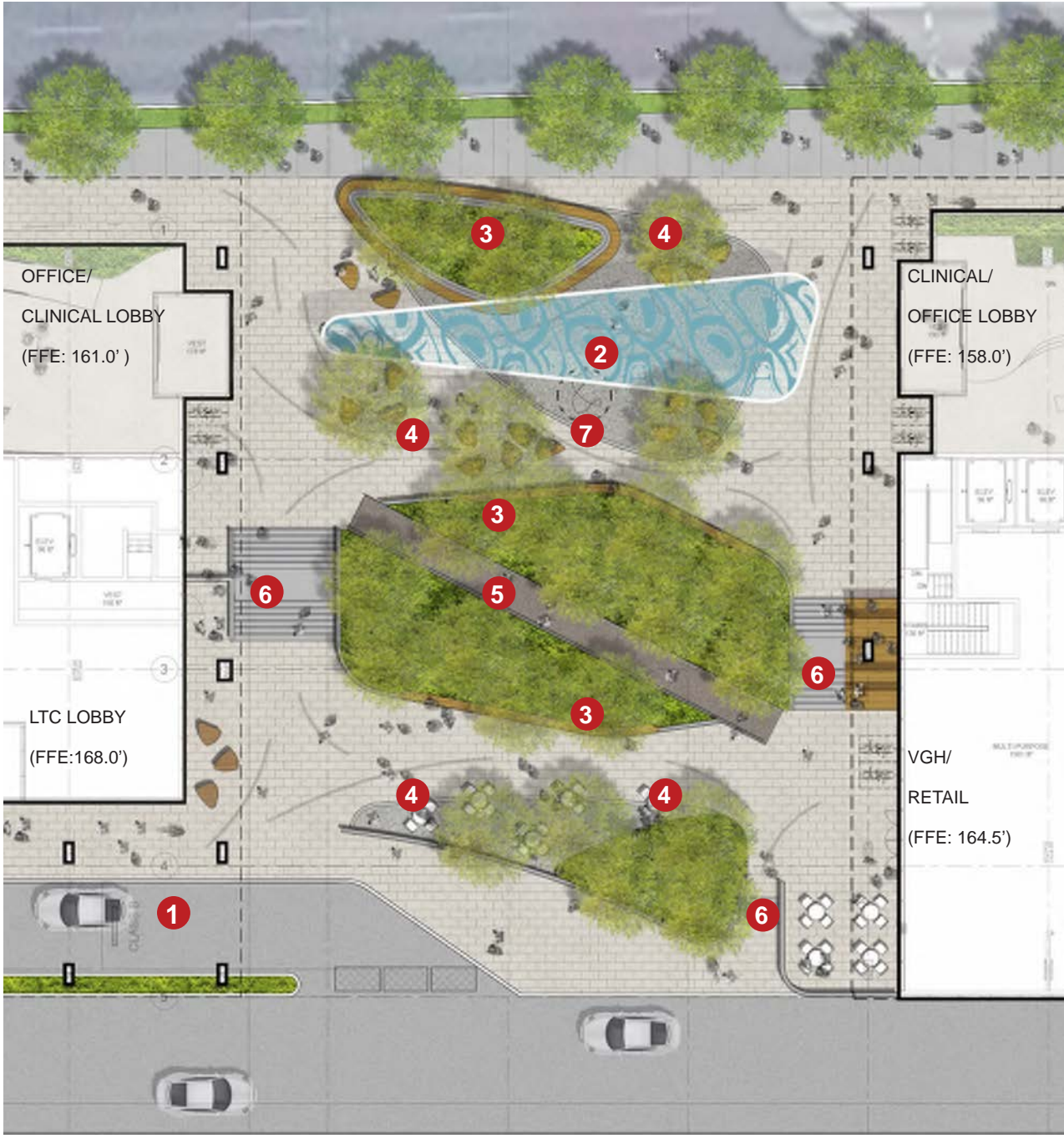
Laurel Street

PRECEDENT IMAGES



CENTRAL OPEN SPACE

GROUND FLOOR PLAN



- 1 LTC DROP-OFF / LOADING
- 2 CANOPY
- 3 PLANTING AREA W/ BENCH
- 4 SOCIAL GATHERING
- 5 RAMP
- 6 STAIRS W/ SEATINGS
- 7 VISUAL FOCUS / ART

CENTRAL OPEN SPACE

NORTH SOUTH SECTION

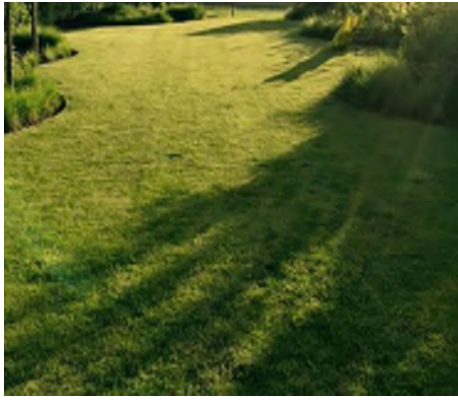
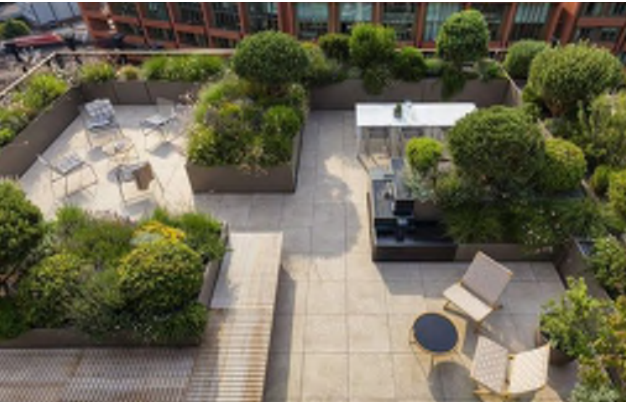
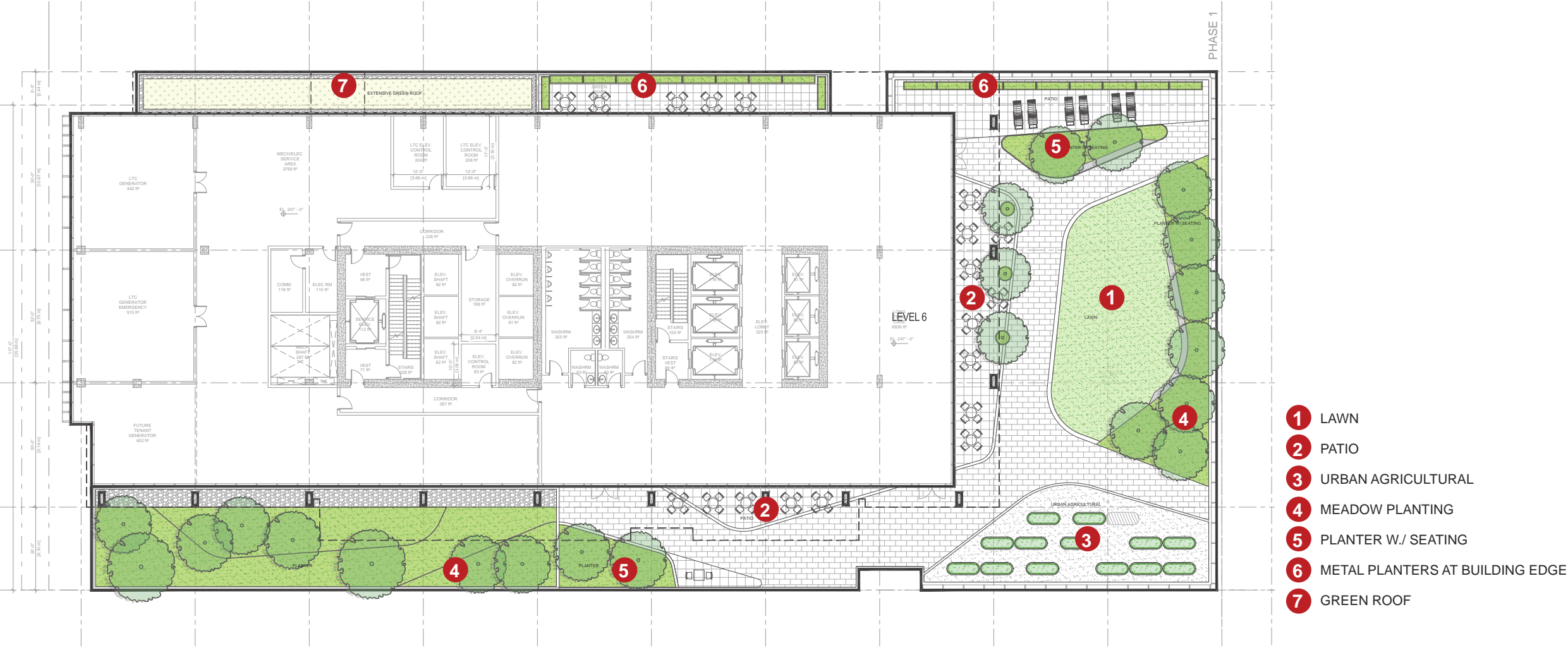


CENTRAL OPEN SPACE



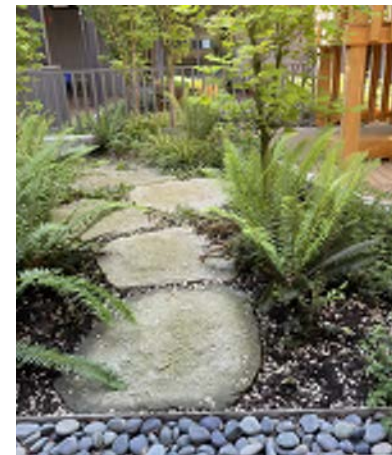
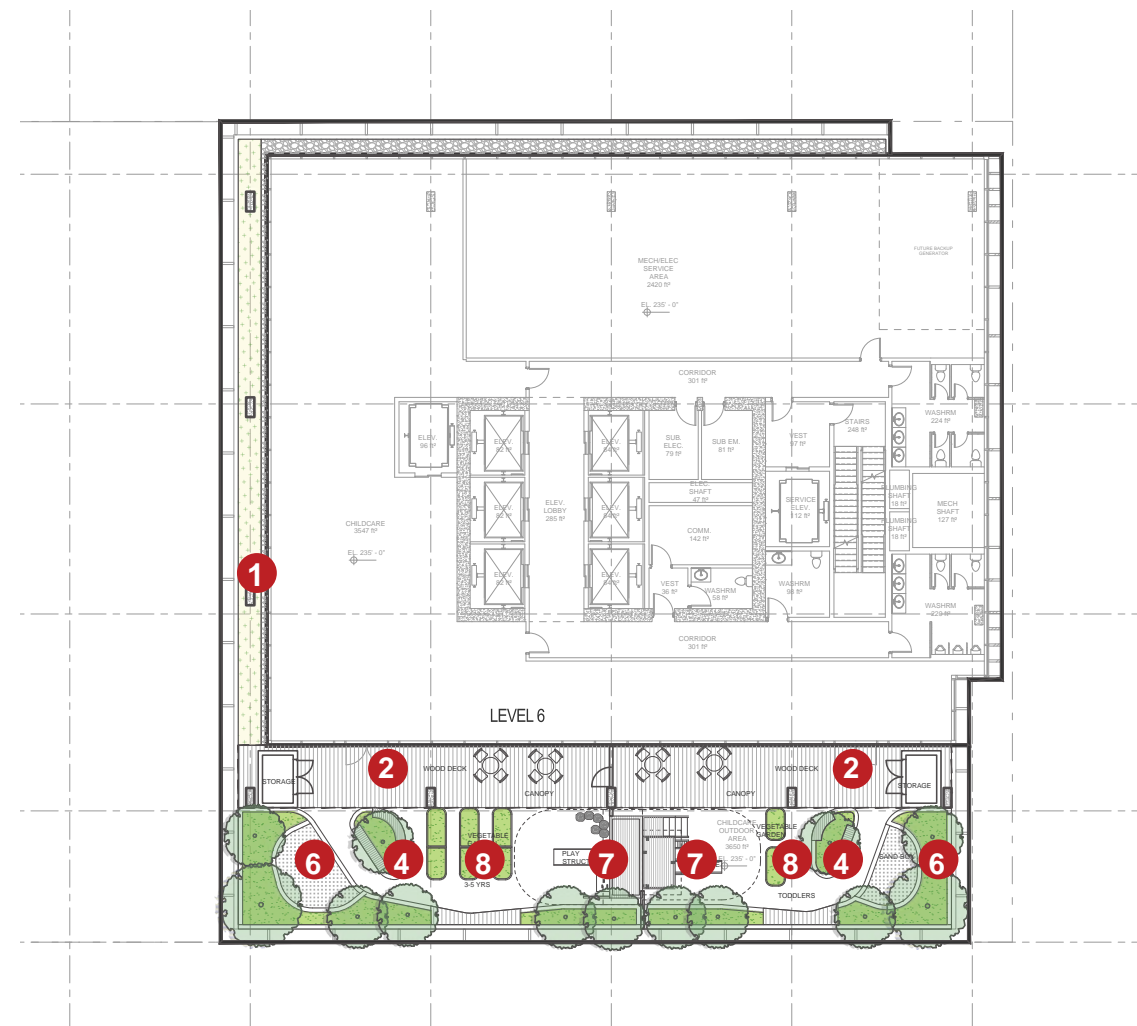
View from 12th Avenue looking south into the central plaza

ROOF TOP - PHASE 1 LEVEL 6 LTC GARDEN





ROOFTOP - PHASE 2 LEVEL 6 CHILDCARE



- 1 GREEN ROOF
- 2 DECK
- 3 PAVER ON PEDESTAL
- 4 PLANTER W./ SEATING
- 5 METAL PLANTERS AT BUILDING EDGE
- 6 SAND BOX
- 7 PLAY FEATURE
- 8 VEGETABLE GARDEN

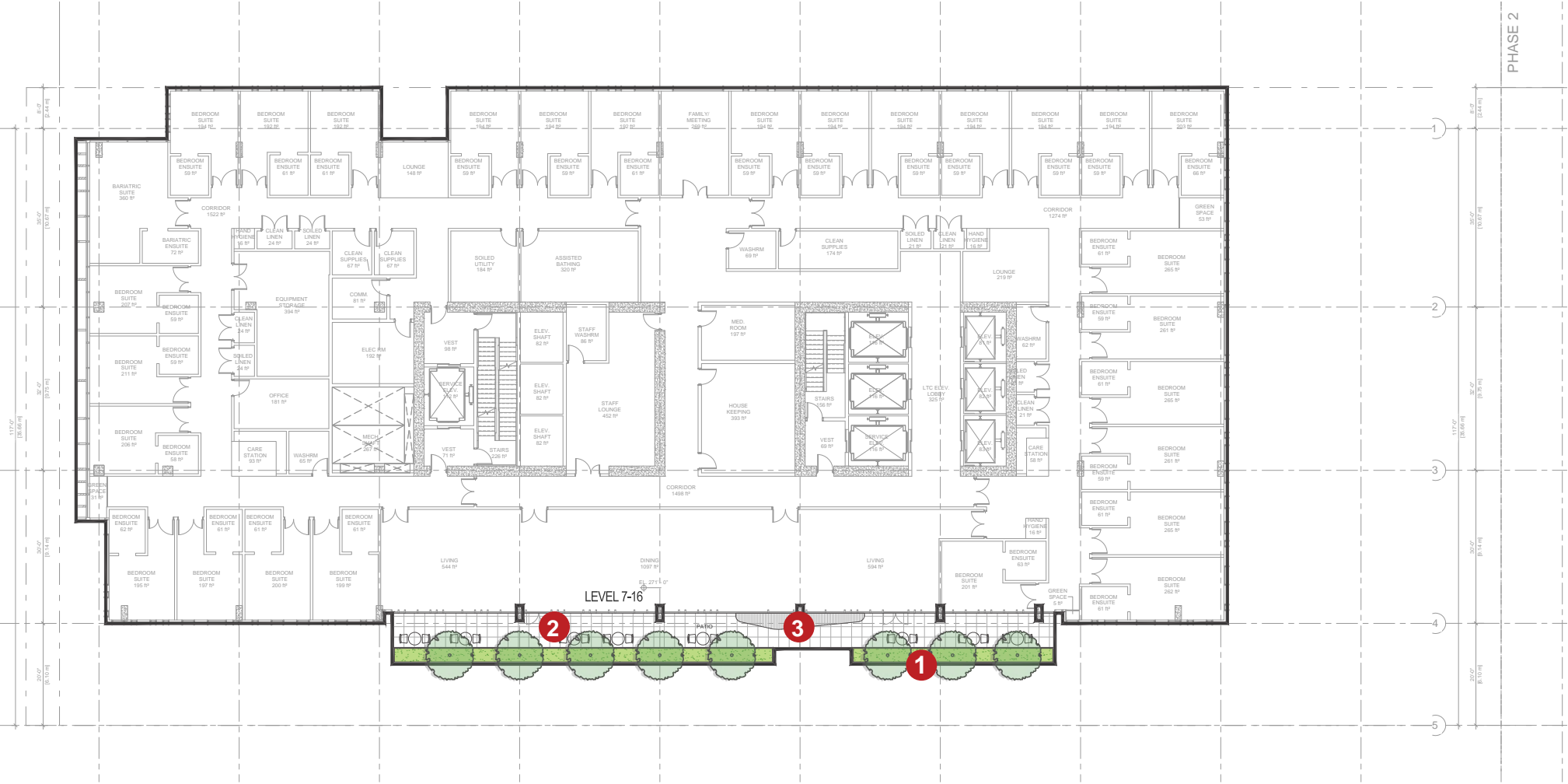


Childcare Outdoor Play

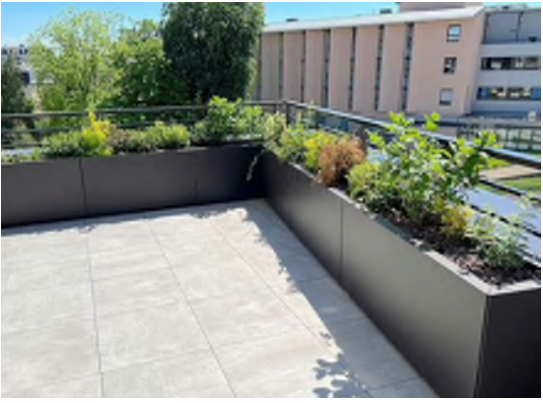
The design of the childcare outdoor play area emphasizes the use of natural elements to create an engaging, exploratory environment for children. Natural materials such as wood, sand, and stones are integrated into play structures, planters, wood decks, sandboxes, and stepping stones. These elements not only connect children with

nature but also encourage them to develop mobility skills and engage in imaginative play. This design promotes both active play and learning in a safe, natural setting.

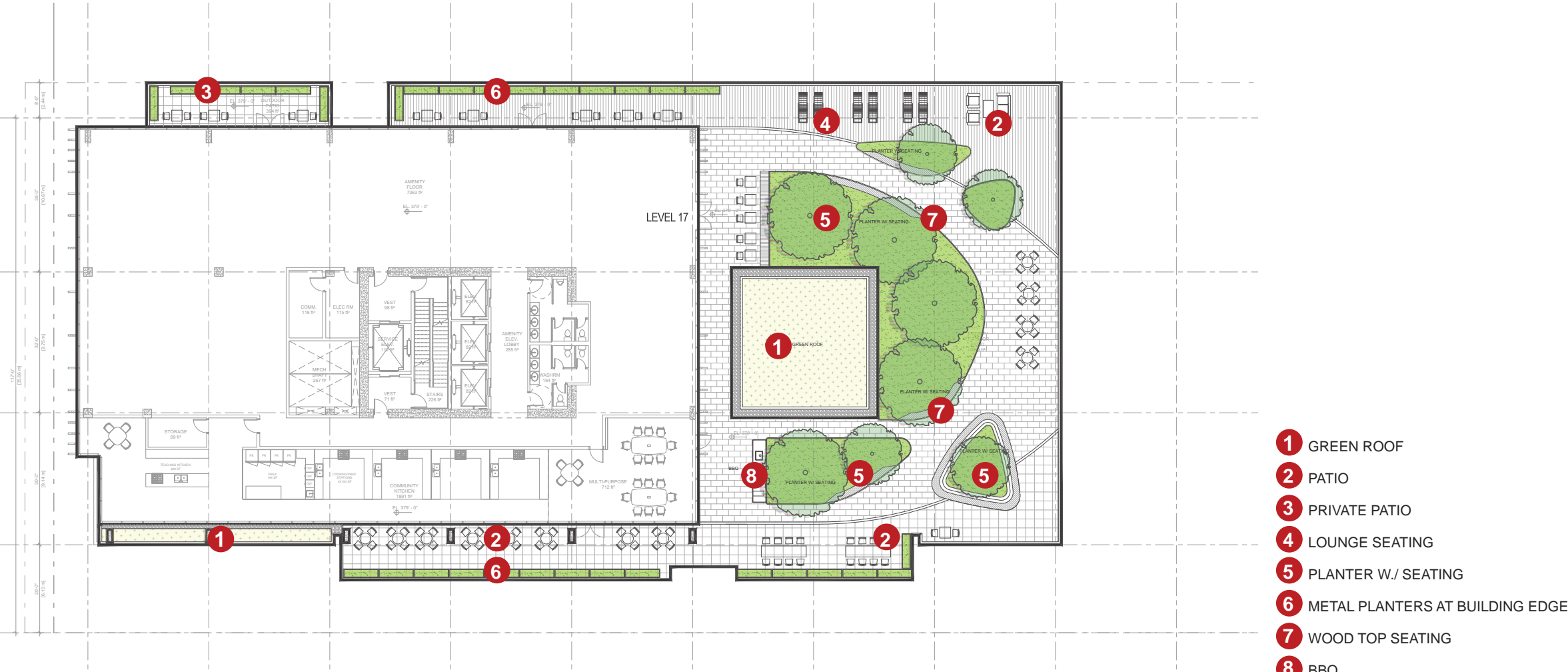
ROOF TOP - PHASE 1 LEVEL 7-16 LTC PATIOS



- 1 METAL PLANTERS AT BUILDING EDGE
- 2 PATIO
- 3 SEATING

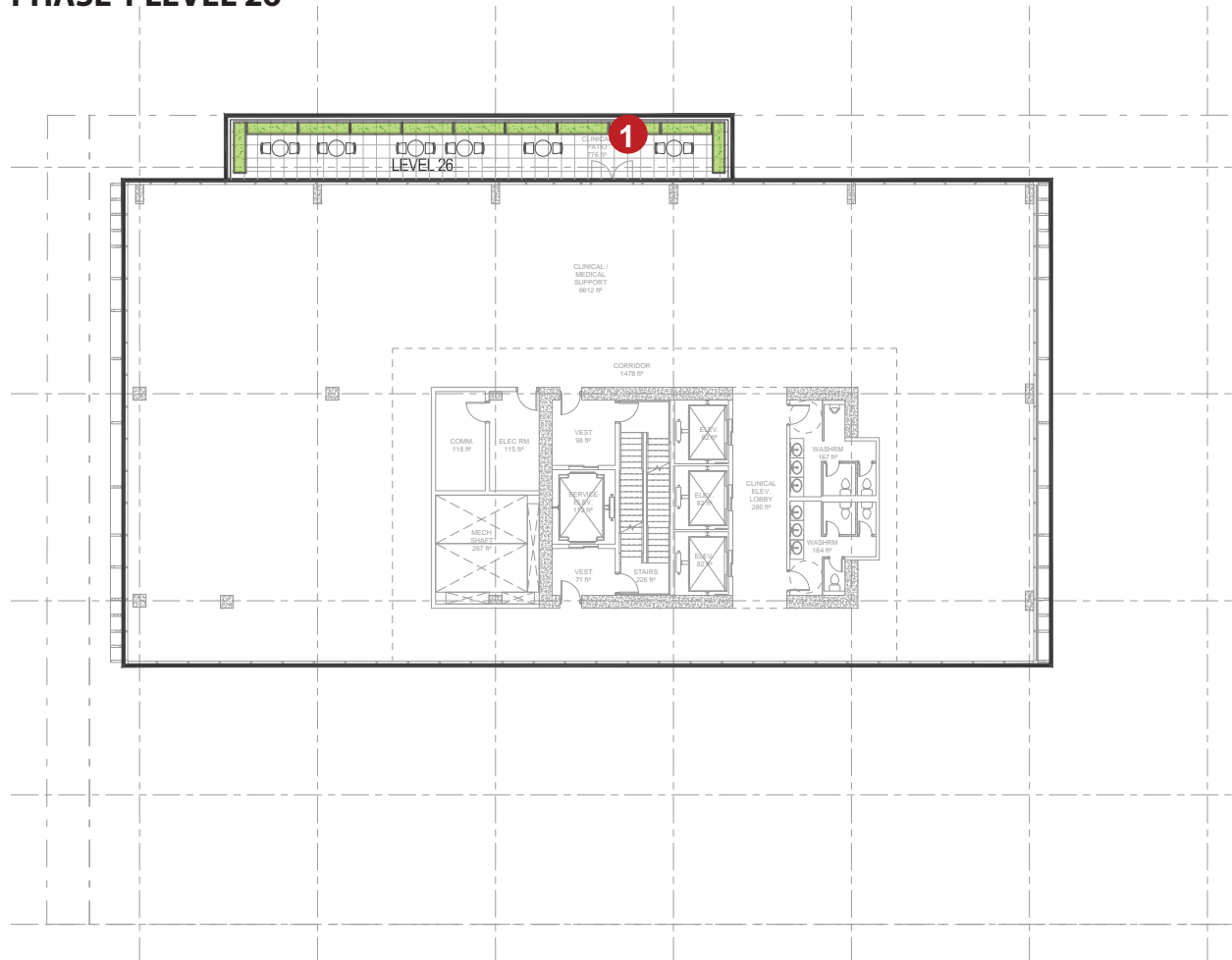


ROOF TOP - PHASE 1 LEVEL 17 CLINICAL AMENITY

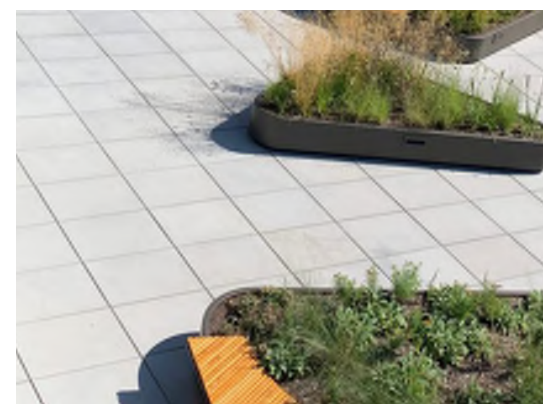
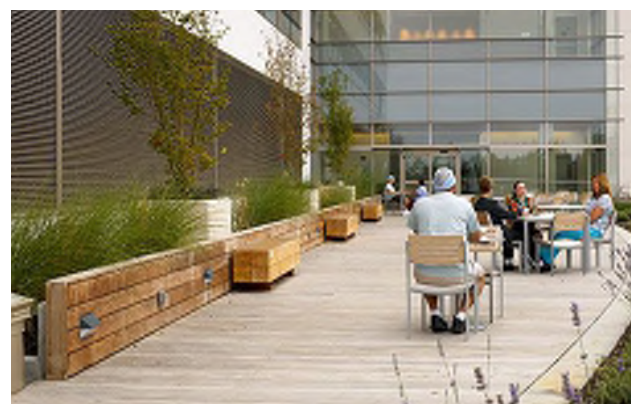
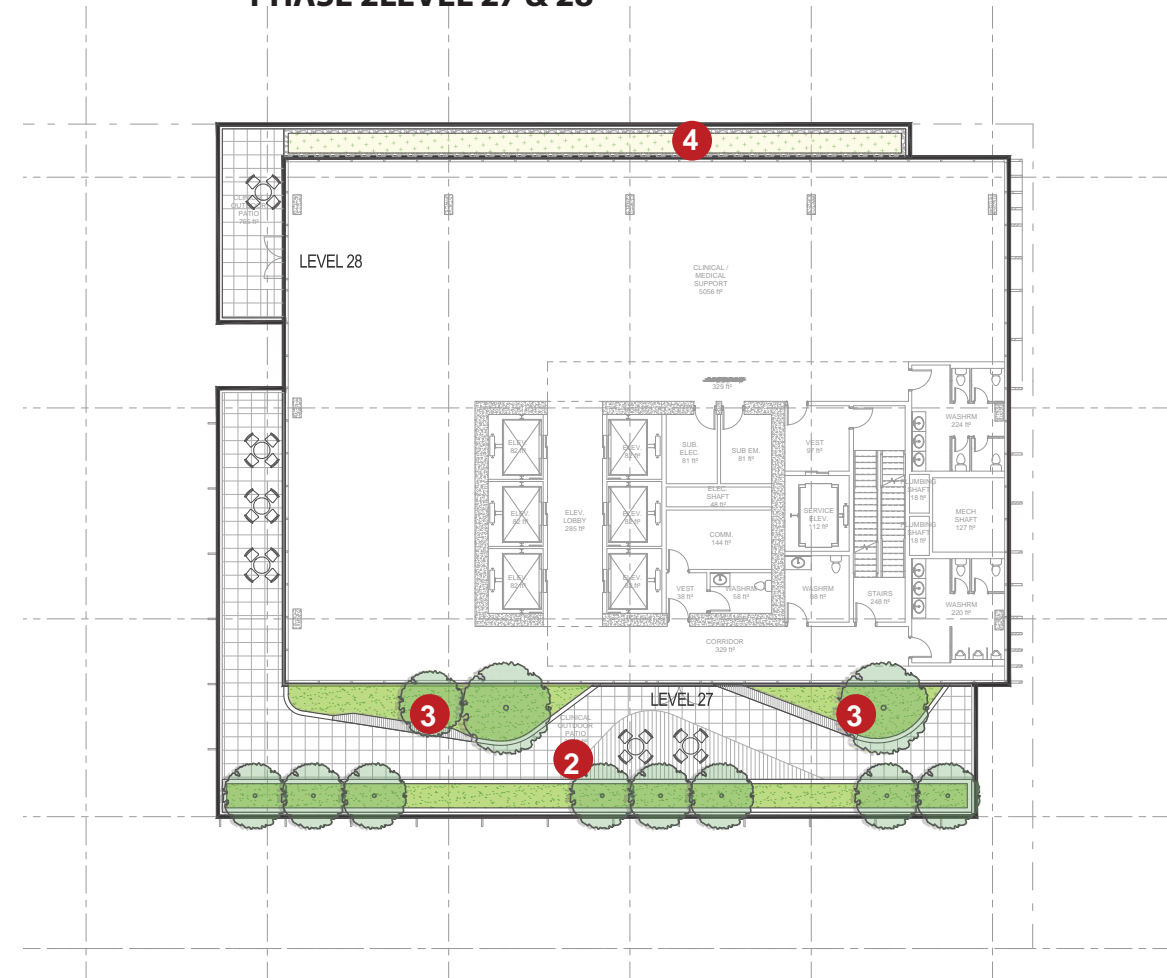


ROOF TOP - PHASE 1 LEVEL 26 & PHASE 2 LEVEL 27-28 CLINICAL AMENITY

PHASE 1 LEVEL 26



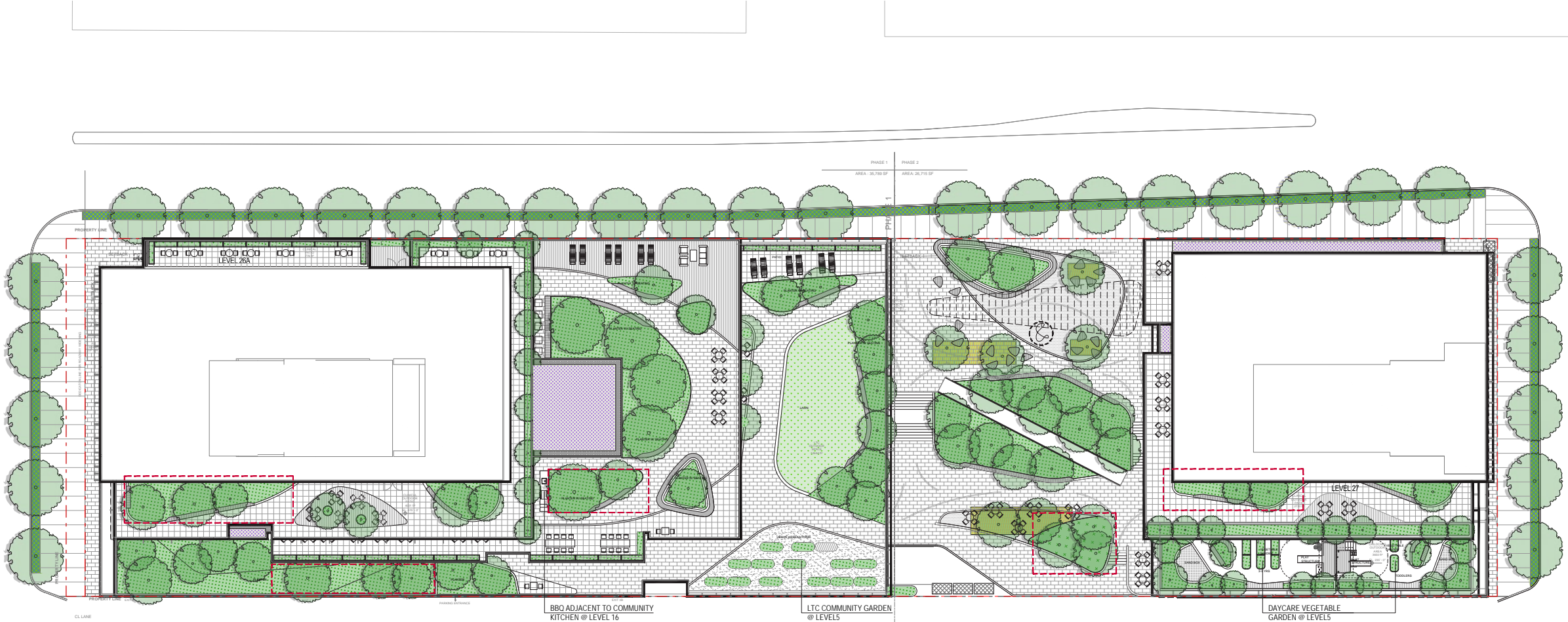
PHASE 2 LEVEL 27 & 28



- 1 METAL PLANTERS AT BUILDING EDGE
- 2 PATIO
- 3 SEATING & PLANTER
- 4 GREEN ROOF



SOIL AND PLANTING



LEGEND - SOIL DEPTH

- STREET TREE ON GRADE - 900MM
- STRUCTURAL SOIL TRENCH W/ SOIL CELL - 900 MM
- SOIL ON SLAB - 450-900MM
- GRASS ON SLAB - 300MM
- GREEN ROOF ON SLAB - 200MM

TREES:

BOTANICAL NAME	COMMON NAME
ACER CAPPADOCIMUM 'RUBRUM'	RED CAPPADOCIAN MAPLE
ACER CIRCINATUM	VINE MAPLE
CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD
FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH
GLEDITSIA TRIACANTHOS	HONEY LOCUST
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
NYSSA SYLVATICA 'HAYMEN'S RED'	RED RAGE TUPELO
PRUNUS X YEDOENSIS 'AKEBONO'	AKEBONO YOSHINO CHERRY
QUERCUS PALUSTRIS	PIN OAK
CERCIS OCCIDENTALIS	WESTERN REDBUD

EDIBLE PLANT

BOTANICAL NAME	COMMON NAME
FICUS CARICA	EDIBLE FIG
PRUNUS Cerasus	SOUR CHERRY
PRUNUS SALICINA	JAPANESE PLUM
AMELANCHIER ALNIFOLIA	SASKATOON BERRY
CORYLUS CORNUTA VAR	CALIFORNICA - HAZELNUT
MAHONIA NERVOSA	DULL LEAVE OREGON GRAPE
ROSMARINUS OFFICINALIS	ROSEMARY
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY



SUSTAINABILITY

SUSTAINABILITY OVERVIEW

The application to rezone 900 West 12th Avenue will help provide the much needed expansion space for Vancouver General Hospital. The project proposal is thoroughly aligned with Vancouver's goal to be the greenest city in the world and is being designed to meet the requirements of the Green Buildings Policy for Rezoning (as amended June 14, 2019), Rezoning Policy for Sustainable Large Developments (as amended April 23, 2024). Moreover, the project will voluntarily be pursuing third-party certifications including LEED BD+C New Construction and Major Renovation, Rick Hansen Foundation Accessibility Certification, WELL Building Standard and Zero Carbon Building Standard.

This section of the rezoning booklet outlines the high-level sustainability approach for the project. The project's full Sustainable Large Developments Rezoning Report by Recollective can be found as an appendix to this rezoning application, and provides further detail of the green building measures and strategies being implemented within the development.

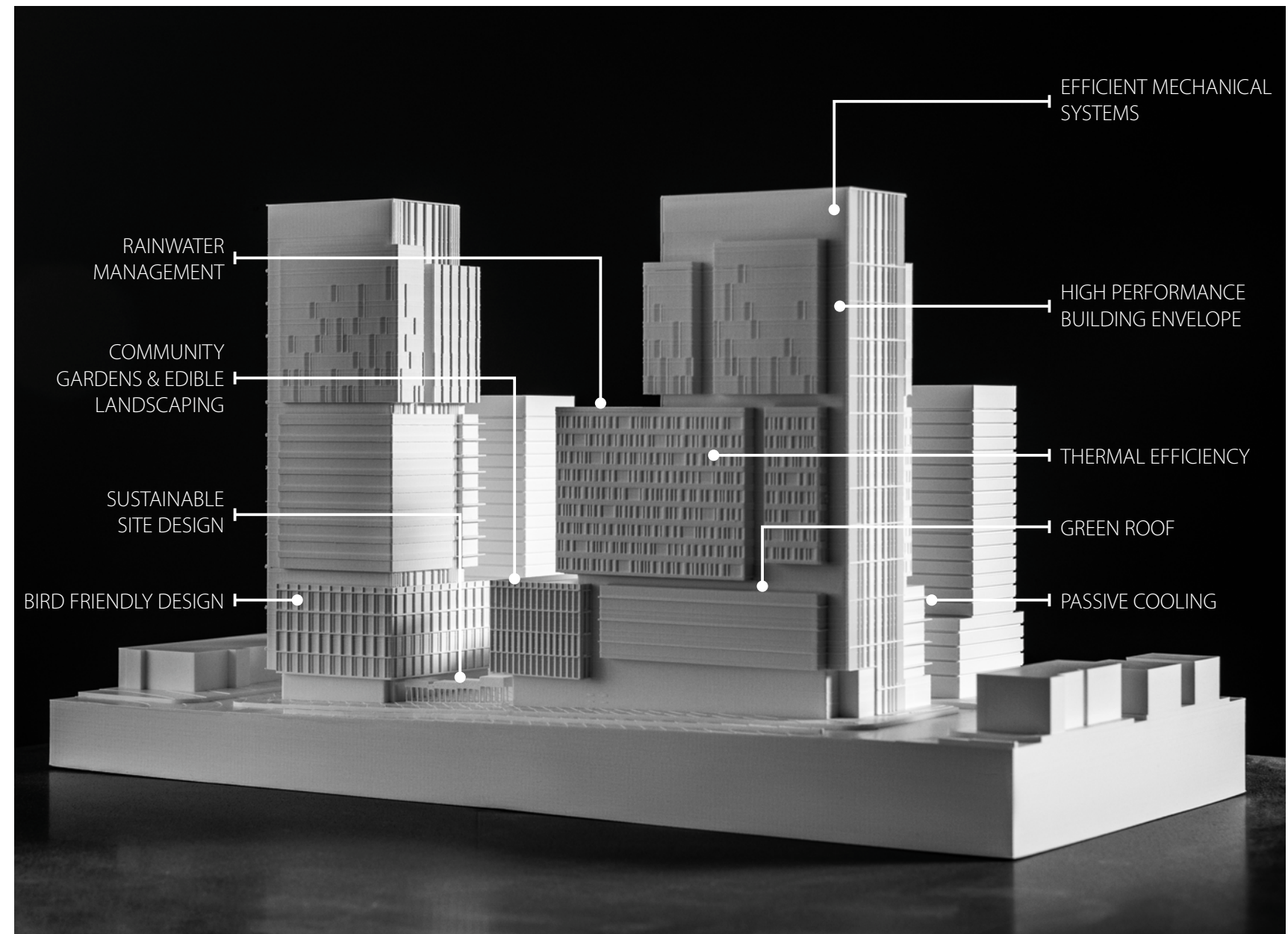


Photo of model looking south east

THE GREEN BUILDING POLICY FOR REZONING

900-990 W 12th Avenue adheres to the City of Vancouver’s Green Buildings Policy for Rezoning, a policy designed to transition development toward more sustainable building practices. The policy is aligned with the City’s broader goals under the Zero Emissions Building Plan, Climate Emergency Action Plan, and the Embodied Carbon Strategy. This narrative outlines the key sustainability submissions required for the rezoning application, including reports on energy performance, embodied carbon, and resilience planning, which will guide the project toward meeting higher environmental standards.

1. ENERGY & EMISSIONS PERFORMANCE

The project will meet or exceed the energy performance limits set by the Vancouver Building By-law (VBBL), as modeled using the Energy Modelling Guidelines. As part of this submission, the project will include an Energy & Emissions Design Report, detailing strategies to reduce energy consumption and greenhouse gas emissions.

The report will demonstrate that the building is designed with energy efficiency measures such as:

High-Performance Building Envelope

Attention to thermal bridging, incorporating thermal performance analysis.

Efficient Mechanical Systems

High-efficiency HVAC, heat recovery systems, and incorporating electrification strategies including a heat recovery chiller will reduce reliance on non-renewable energy sources.



2. EMBODIED CARBON REDUCTION

As part of the focus on reducing life-cycle carbon emissions, this rezoning submission will provide an Embodied Carbon Design Report. This report, prepared in accordance with the City of Vancouver Embodied Carbon Guidelines, will demonstrate that the project’s embodied carbon meets the required limits. Key strategies include:

Material Selection

Using low-carbon materials such as concrete with supplementary cementitious materials, and high recycled content reinforcement steel.

Life-Cycle Assessment (LCA)

Conducting an LCA to measure the global warming potential (GWP) of the building materials and optimizing them to lower the carbon footprint.



3. RESILIENCE PLANNING

900-990 W 12th Avenue addresses resilience by implementing design strategies that protect the building from future climate risks. In compliance with the Resilient Buildings Planning Worksheet, the project will assess climate risks: evaluate risks such as extreme heat, flooding, and seismic activity and design the building to withstand these hazards.

Incorporate Passive Design

Use shading devices, natural ventilation via operable windows, and resilient landscaping to mitigate the effects of climate change and reduce dependency on mechanical systems.

Seismic Resilience

The structure will be designed to meet or exceed seismic requirements, using reinforced materials for long-term durability.

Refuge

Areas designated for emergencies, with backup generators for heating and cooling.

THE GREEN BUILDING POLICY FOR REZONING



4. ENHANCED COMMISSIONING

To ensure that the building’s energy systems perform optimally throughout their life cycle, the project will implement an Enhanced Commissioning Process. A third-party Commissioning Authority (CxA) will oversee the process, ensuring that systems such as HVAC, lighting, and domestic hot water function as intended.

Key tasks will include:

Review of Owner’s Project Requirements (OPR)

Confirm that the energy goals set in the design phase are achieved.

Post-Occupancy Monitoring

Ensure ongoing performance and fine-tune systems as needed after occupancy.



5. ENERGY SYSTEM SUB-METERING

To optimize energy use, the project will install a comprehensive Energy System Sub-Metering plan. Major energy end-uses such as space heating, domestic hot water, and common areas will be sub-metered to provide data for continuous monitoring and improvements. This will enable energy auditing and benchmarking, supporting future retro-commissioning activities.



CONCLUSION:

900-990 W 12th Avenue demonstrates a strong commitment to sustainability and resilience, aligning with the City of Vancouver’s Green Buildings Policy for Rezoning. Through comprehensive submissions on energy and emissions performance, embodied carbon, resilience planning, and enhanced commissioning, the project is on track to achieve the City’s environmental targets and contribute to a low-carbon, climate-resilient future.

SUSTAINABLE LARGE DEVELOPMENTS

SUSTAINABLE SITE DESIGN

The sustainable site design prioritizes creating a harmonious, eco-friendly environment that fosters social interaction, supports biodiversity, and minimizes energy consumption. Key elements include maximizing continuous open space at the ground level and incorporating setbacks for rooftop levels. This approach enhances natural light, improves pedestrian comfort, and softens the building’s visual impact.

A wide central courtyard on the ground level, lushly planted with diverse vegetation, serves as a communal hub between the two buildings. It features ample seating areas that encourage social interaction and outdoor activities. The rooftop patios further extend this connection to nature, offering urban agricultural areas, greenery, decking, and outdoor seating. These spaces are designed to promote wellness, foster social engagement, and offer a serene escape within an urban setting.

In alignment with the City’s requirements, the site design ensures that the project reduces energy needs and supports carbon-neutral operations through thoughtful site layout and orientation. Passive design strategies under consideration include:

- South-facing open space to maximize natural daylighting, particularly benefiting the outdoor areas for the long-term care and childcare
- Shading elements to mitigate heat gain
- Trellis, vegetation, and large tree canopies to provide protection from sun and rain while enhancing the human-scale experience

Access to nature is a core focus, with a diverse selection of native and adapted planting and drought-tolerant trees along streets and public spaces, providing both shade and habitat. The project provides rooftop garden and outdoor amenities, offering tenants and residents access to green, open spaces.

The project team has determined that 900-990 W 12th Avenue falls within Type C of the Sustainable Site Design typologies, requiring a total tree canopy coverage of 10-15%. The proposed design achieves 16% tree coverage and 30% vegetative cover. The site design will feature a rich variety of plant and tree species, promoting ecological resilience and contributing to the project’s overall sustainability.



SUSTAINABLE LARGE DEVELOPMENTS

SUSTAINABLE FOOD SYSTEMS

To meet the requirements of the City’s Sustainable Large Developments Rezoning Policy, the project will incorporate three (3) food asset amenities: community gardens, edible landscapes, and a community kitchen. These amenities will be accessible to residents, tenants, patients, and community members, reinforcing the development’s commitment to promoting healthy, equitable, and sustainable food systems at a neighborhood scale.

COMMUNITY GARDENS

In Phase 1 of the project, community garden plots will be located on the Level 6 podium, designated for long-term care residents and their families. In Phase 2, a childcare facility on Level 6 will include a south-facing outdoor space with garden areas designed to teach children about planting and growing vegetables, fostering early connections to gardening and sustainability.

EDIBLE LANDSCAPES

Edible plantings will be integrated throughout terraces, rooftops, and ground-level landscape areas, offering building occupants and site users a local source of harvestable food.

The following is a list of edibles under consideration for 900-990 W 12th Avenue:

- Edible fig
- Californica – hazelnut
- Sour cherry
- Dull leave Oregon grape
- Japanese plum
- Rosemary
- Saskatoon berry
- Evergreen huckleberry

Final species selections will be confirmed at DP application.

COMMUNITY KITCHEN

The community kitchen is located on level 17 Phase 1 and will be a vibrant hub for engagement and nourishment. The kitchen will have access to the adjacent outdoor amenity space which will have a BBQ area and edible landscape. Designed to accommodate a minimum of 12 people in a teaching environment, the kitchen will serve as a valuable resource for the surrounding community and 900-990 W 12th Avenue Campus. It will offer a space where people can come together to learn, share, and prepare meals, promoting social interaction and integration across different groups. The kitchen will be purposefully



designed to support food skills programming, nutrition education, and healthy eating initiatives, making it a center for teaching and culinary empowerment.

With a connected multipurpose space and the ability to extend dining and gathering areas into the plaza, the design allows for flexible indoor-outdoor use. Additionally, the plaza’s edible landscape will enhance the kitchen’s offerings, with ingredients grown on-site incorporated into dishes, further reinforcing the project’s commitment to sustainability and local food production.

Programs currently under consideration for the community kitchen are BC Brain Wellness Program and Vancouver Coastal Health’s Cardiac Rehabilitation Programs.

SUSTAINABLE LARGE DEVELOPMENTS

GREEN MOBILITY

The project is intending to implement TDM Plan B, Bike Infrastructure Package (as per the City’s Parking By-law 6059), with 30% additional Class A bicycle parking spaces, increased bicycle lockers, and weather-protected Class B bicycle parking. Additionally, energized outlets will be installed in at least 45% of non-dwelling uses car parking spaces, of which 5% will be capable of level 2 charging. Furthermore, the location of the project site inherently encourages sustainable transportation, as it is in very close proximity to both transit and cycle route networks.

The project will provide enhanced bicycle end-of-trip facilities including electrical charging outlets for e-bikes and other micro-mobilities, secure bicycle maintenance facilities, water closets, wash basins, showers/change rooms, grooming stations, and clothing/equipment lockers.



TDM Plan B Summary

TYPE	BYLAW RATE	BYLAW REQ'T	TDM MEASURE	INCREASED REQ'T
Class A Bicycle Parking Spaces	Varies	317	30% Increase	412
Bicycle Lockers	10% of Class A Spaces	31	20% of Class A Spaces	82
Oversized Spaces	5% of Class A Spaces	16	10% of Class A Spaces	41
Class B Bicycle Parking Spaces	Varies	12	Weather-Protected Class B Spaces	12

SUSTAINABLE LARGE DEVELOPMENTS

POTABLE WATER MANAGEMENT

The project team has undertaken preliminary water balance calculations in conjunction with ongoing design considerations with the aim of reducing potable water consumption through water conserving fixtures, landscape design, and efficient systems.

Indoor Potable Water Use

Achieving the required 20% reduction in indoor water use presents a significant challenge due to the considerably stringent baseline required under the policy and because the plumbing fixtures used in healthcare facilities must comply with CSA Z317.1 fixture flow rates. However, the project team is on track to meet the LEED prerequisite of a 20% reduction in indoor water use, as outlined in the Appendix 6A, with exemptions permitted by the CAGBC due to the constraints imposed by the CSA Z317.1 standard. A formal memo has been submitted to the city requesting a relaxation on the rezoning requirement for a 20% reduction.

In parallel, the project team has conducted preliminary water balance calculations and continues to refine the design with a focus on water conservation. These efforts incorporate water-conserving fixtures, efficient landscape design, and advanced system efficiencies. Early results indicate the project will meet or exceed the minimum 20% reduction in indoor potable water use as required by LEED, as well as achieve a 50% reduction in outdoor potable water use.

Outdoor Potable Water Use

900-990 W 12th Avenue’s plan to reduce potable water demand for irrigation maximizes opportunities for managing rainwater more effectively through green infrastructure design. This document includes Water Balance calculations conducted to demonstrate the project is on track to reduce irrigation demand by 50%.

To achieve a 50% reduction in irrigation water use, implementing high-efficiency irrigation systems combined with regular system maintenance is essential. Drip irrigation, moisture-sensing controllers, and smart irrigation systems are all being considered to further optimize water use. The programming intent is to employ regular audits and maintenance of the irrigation system to identify leaks and inefficiencies, ensuring that water use remains optimized over time.



The design includes drought-tolerant and native plant species, which naturally require less water. These plants are well-adapted to local climate conditions and are more resilient to periods of drought. Soil moisture retention techniques, such as mulching and composting, will also play a significant role in reducing irrigation needs.

The latest LEED Outdoor Water Use Reduction Calculator is used to conduct the Outdoor Water Balance calculations. The ‘baseline’ and ‘proposed’ scenarios demonstrate a 50% water reduction.

SUSTAINABLE LARGE DEVELOPMENTS

RAINWATER & GROUNDWATER MANAGEMENT

The primary rainwater management system utilized by the project will be on-site detention with a controlled release to the municipal storm sewer system. The project’s primary rainwater detention measures will be the use of growing medium to store/ reuse water for plant irrigation, as well as the incorporation of permeable landscaping throughout the development’s outdoor spaces. Thorough geotechnical analysis of the development has been performed to ensure that the project will pose no significant concerns/impacts on the local groundwater regime.

A Hydrogeological study is provided with the rezoning application, in accordance with the specifications outlined in the Groundwater Management Bulletin. In addition, a full Geotechnical Report will also be submitted to support the development.

ZERO WASTE PLANNING

900-990 W 12th Avenue will provide best-in-class waste sorting facilities and programming across its diverse spaces, including long-term care (LTC), clinical support spaces, daycare, and retail. To promote waste reduction, material reuse, composting, and recycling, the development will incorporate a comprehensive waste management system, including waste separation, tenant and occupant outreach, and an engaging, easy-to-use facility design.

Refer to the Green Building & Sustainable Large Development Strategy report submitted as part of the rezoning application for zero waste design details and operation plans.



SUSTAINABILITY FEATURES



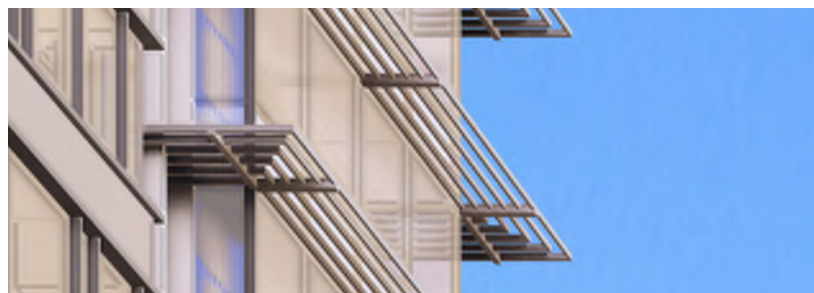
1. ACTIVE LANDSCAPE ROOF TERRACES: Common roof decks provide absorbent landscaping and access to nature for occupants of the building. Rooftop landscaping help to control the release of rainwater runoff and provides habitat for pollinators.



2. HIGH PERFORMANCE GLAZING SYSTEM: 4 sided silicone glazed curtain wall glazing will meet or exceed VBBL energy and envelope compliance performance requirements when combined with other facade elements.



3. TRANSIT ORIENTED DEVELOPMENT: Nearby rapid transit station and a comprehensive bus network, along with integrated bicycle parking and several bikeways provide building occupants greater access to sustainable transportation modes.



4. THERMAL EFFICIENCY: Solar shades are incorporated at south and west facades of the project to reduce solar heat gain and glare within the clinic space. Punched openings in the LTC portion provide a lower window-to-wall ratio, enhancing the building's thermal performance while controlling natural light.



5. EFFICIENT MECHANICAL SYSTEM: An electric based VRF mechanical system allows for substantial energy savings and reduction of carbon based energy by operating at variable speeds and allowing greater individual occupant control compared to conventional systems.

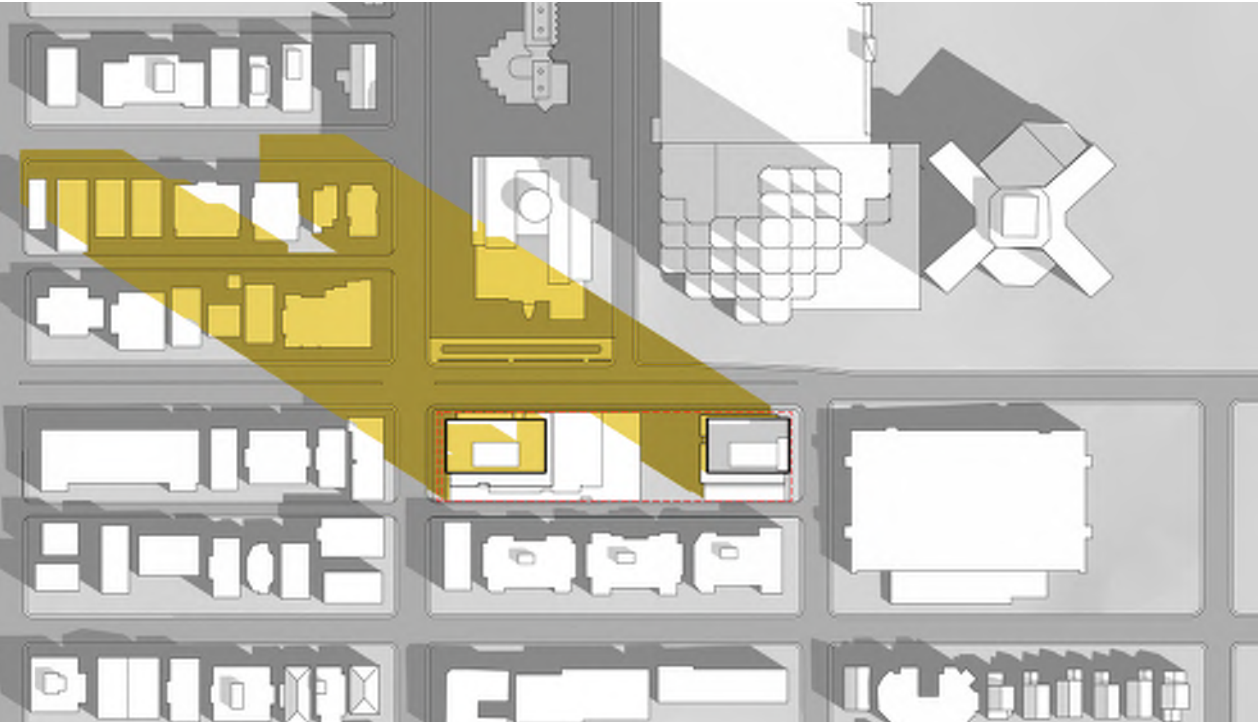


6. RAINWATER MANAGEMENT: Extensive green roof and intensive landscaped planters in combination with retention tanks control the release of rainwater into the storm sewer system.



SHADOW STUDIES

EQUINOX (MARCH 21 / SEPTEMBER 23)



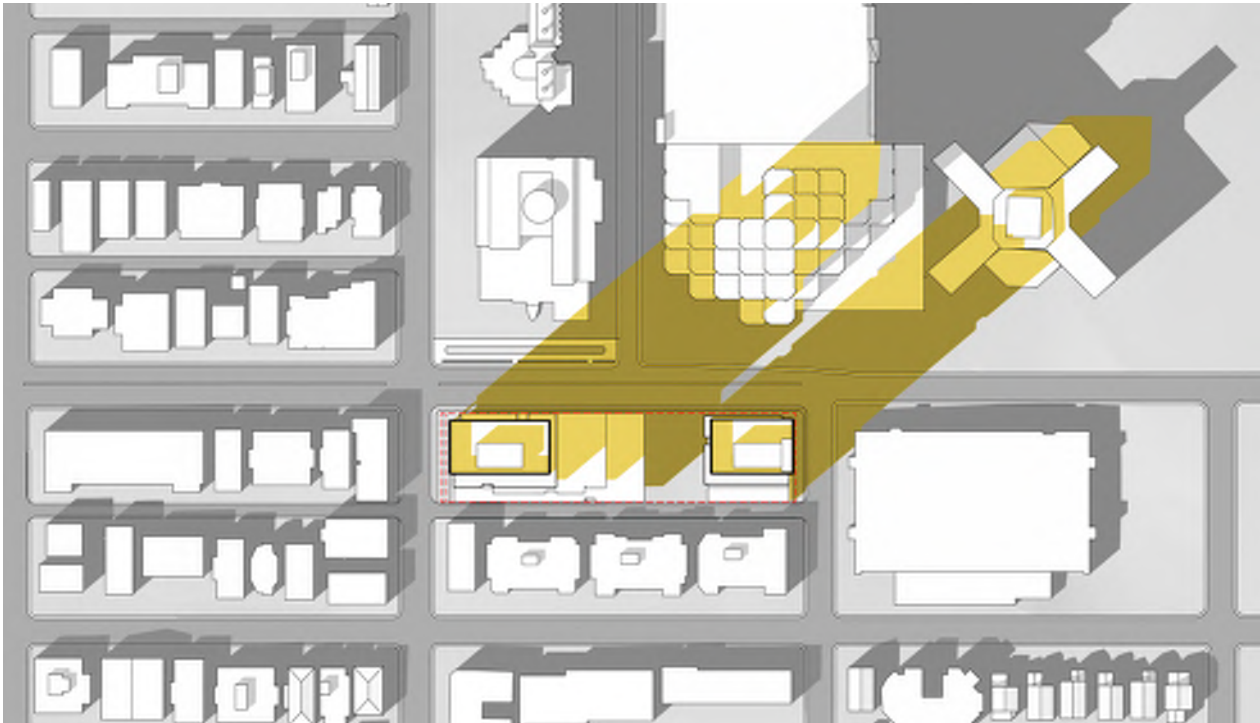
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12:00 pm



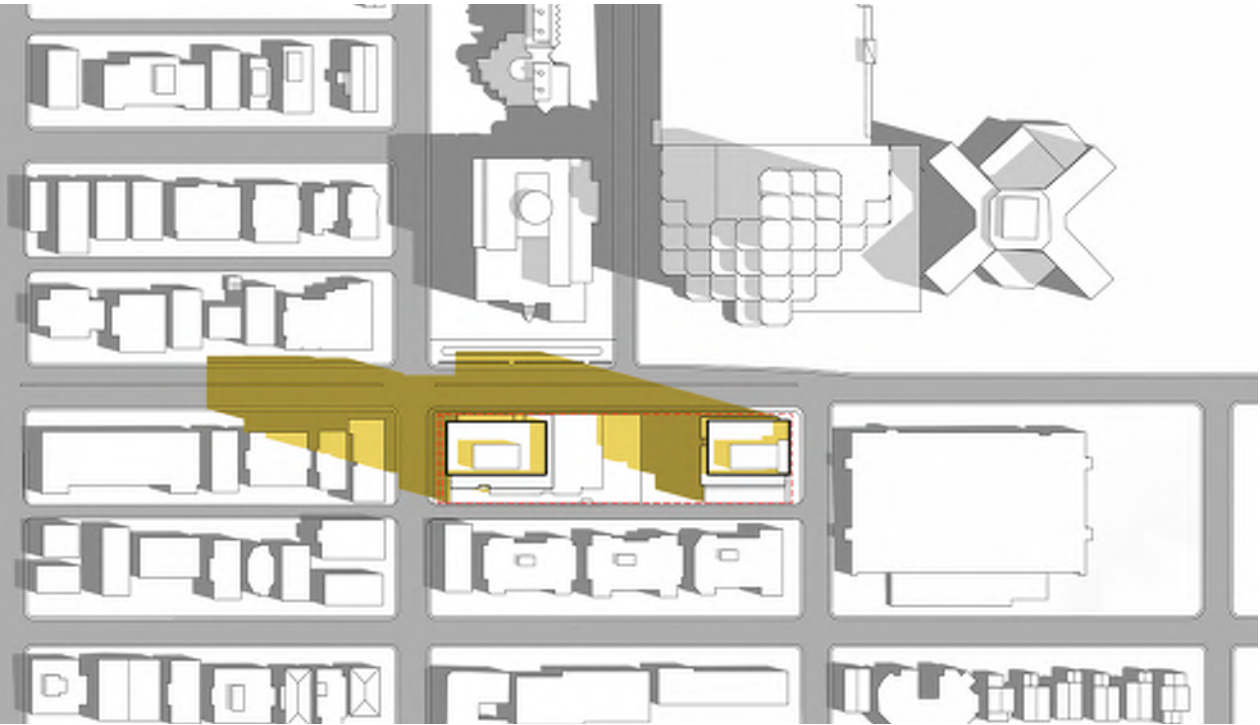
2:00 pm



4:00 pm

SHADOW STUDIES

SUMMER SOLSTICE (JUNE 21)



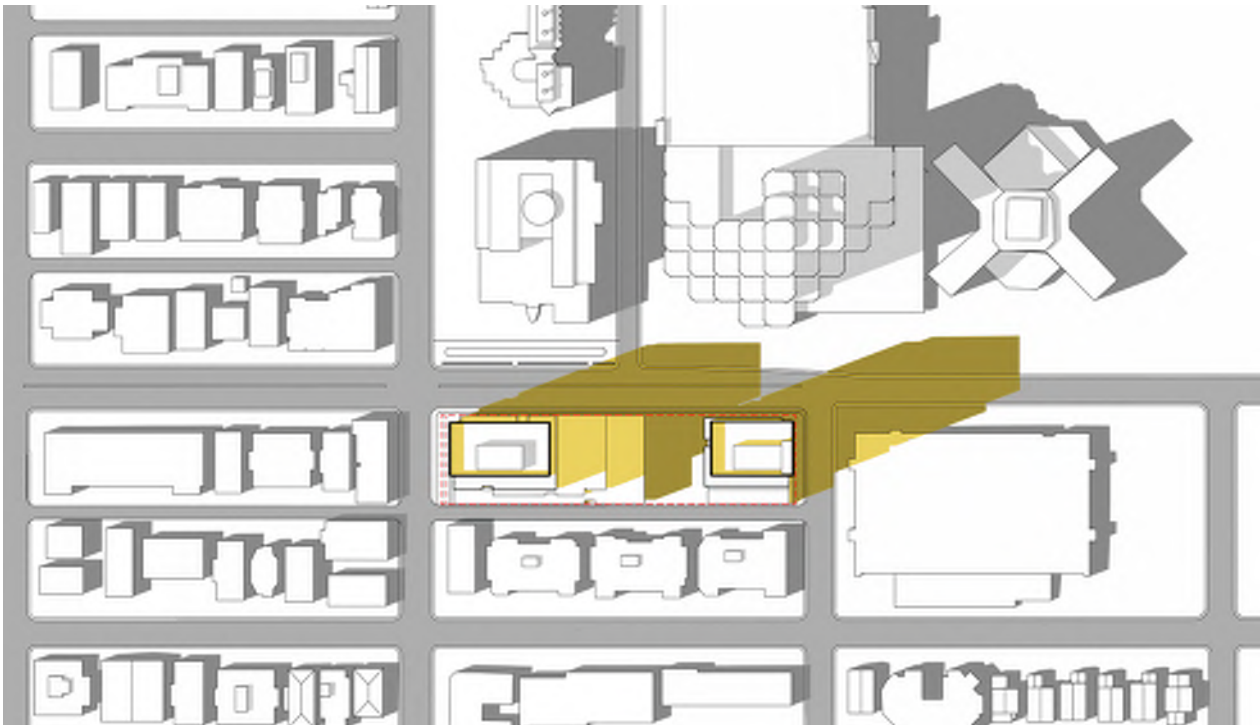
10:00 am



12:00 pm



2:00 pm



4:00 pm



THIRD PARTY CERTIFICATION



LEED (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN)

LEED is one of the most widely used green building certification programs worldwide, developed by the U.S. Green Building Council (USGBC). It promotes sustainability in building design, construction, and operation, focusing on reducing energy and water use, lowering carbon emissions, and improving indoor environmental quality. LEED operates across various sectors, including commercial buildings, homes, and neighborhoods, with different levels of certification (Certified, Silver, Gold, and Platinum) based on performance. LEED v4.1 is the most recent version, reflecting a stronger emphasis on energy efficiency and life cycle impact.



RICK HANSEN

The Rick Hansen Foundation Accessibility Certification (RHFAC) is a Canadian program that rates and certifies the accessibility of commercial, institutional, and multi-family residential buildings. Named after Rick Hansen, a Canadian paraplegic athlete and advocate, RHFAC aims to remove physical barriers and promote inclusivity by ensuring that buildings are accessible to people of all abilities. The certification process involves a thorough assessment based on criteria like path of travel, washroom accessibility, and signage, with a rating score that determines whether the building meets or exceeds accessibility standards.



WELL BUILDING STANDARD

The WELL Building Standard, managed by the International WELL Building Institute (IWBI), focuses on the health and well-being of building occupants. WELL certification evaluates how a building's design and operational features impact human health across ten core concepts: air, water, nourishment, light, movement, thermal comfort, sound, materials, mind, and community. WELL encourages building designs that promote physical health and mental well-being, making it complementary to other sustainability certifications like LEED, which emphasize environmental impact.



CAGBC ZERO CARBON BUILDING (ZCB)

The CaGBC Zero Carbon Building (ZCB) program, developed by the Canada Green Building Council (CaGBC), promotes the design and operation of buildings with minimal greenhouse gas emissions. The ZCB standard addresses both operational and embodied carbon, with a focus on energy efficiency, renewable energy, and materials with low carbon footprints. ZCB certification is part of Canada's efforts to combat climate change by encouraging buildings to achieve net-zero carbon emissions throughout their life cycle.

LEED SCORECARD

900-990 W12th Avenue

Targeted	Potential	Unlikely	No		
1	0	0	0	Integrative Process	1
1				IPc1 Integrative Process	1
14	0	2	0	Location and Transportation	16
				LTc1 LEED for Neighborhood Development Location	16
1				LTc2 Sensitive Land Protection	1
		2		LTc3 High Priority Site	2
5				LTc4 Surrounding Density and Diverse Uses	5
5				LTc5 Access to Quality Transit	5
1				LTc6 Bicycle Facilities	1
1				LTc7 Reduced Parking Footprint	1
1				LTc8 Green Vehicles	1
6	3	1	0	Sustainable Sites	10
	Y			SSp1 Construction Activity Pollution Prevention	Required
1				SSc1 Site Assessment	1
1	1			SSc2 Site Development - Protect or Restore Habitat	2
1				SSc3 Open Space	1
1	1	1		SSc4 Rainwater Management	3
1	1			SSc5 Heat Island Reduction	2
1				SSc6 Light Pollution Reduction	1
5	3	1	2	Water Efficiency	11
	Y			WEp1 Outdoor Water Use Reduction	Required
	Y			WEp2 Indoor Water Use Reduction	Required
	Y			WEp3 Building-Level Water Metering	Required
1		1		WEc1 Outdoor Water Use Reduction	2
2	2		2	WEc2 Indoor Water Use Reduction	6
1	1			WEc3 Cooling Tower Water Use	2
1				WEc4 Water Metering	1
20	9	4	0	Energy and Atmosphere	33
	Y			EAp1 Fundamental Commissioning and Verification	Required
	Y			EAp2 Minimum Energy Performance	Required
	Y			EAp3 Building-Level Energy Metering	Required
	Y			EAp4 Fundamental Refrigerant Management	Required
6				EAc1 Enhanced Commissioning	6
12	4	2		EAc2 Optimize Energy Performance	18
1				EAc3 Advanced Energy Metering	1
		2		EAc4 Demand Response	2
	5			EAc5 Renewable Energy Production	3
1				EAc6 Enhanced Refrigerant Management	1
				EAc7 Green Power and Carbon Offsets	2

Targeted	Potential	Unlikely	No		
71	26	11	2	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					
7	3	3	0	Materials and Resources	13
	Y			MRp1 Storage and Collection of Recyclables	Required
	Y			MRp2 Construction and Demolition Waste Management Planning	Required
3		2		MRC1 Building Life-Cycle Impact Reduction	5
1	1			MRC2 Building Product Disclosure and Optimization - EPD	2
	1	1		MRC3 Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1			MRC4 Building Product Disclosure and Optimization - Material Ingredients	2
2				MRC5 Construction and Demolition Waste Management	2
12	4	0	0	Indoor Environmental Quality	16
	Y			EQp1 Minimum Indoor Air Quality Performance	Required
	Y			EQp2 Environmental Tobacco Smoke Control	Required
2				EQc1 Enhanced Indoor Air Quality Strategies	2
3				EQc2 Low-Emitting Materials	3
1				EQc3 Construction Indoor Air Quality Management Plan	1
2				EQc4 Indoor Air Quality Assessment	2
	1			EQc5 Thermal Comfort	1
1	1			EQc6 Interior Lighting	2
1	2			EQc7 Daylight	3
1				EQc8 Quality Views	1
1				EQc9 Acoustic Performance	1
3	3	0	0	Innovation	6
1				INc1.1 Innovation: Purchasing - lamps	1
1				INc1.2 Innovation: WELL Features	1
	1			INc1.3 Exemplary Performance: MRC2	1
	1			INc1.4 Exemplary Performance: MRC4	1
	1			INc1.5 Pilot: All Gender Restrooms	1
1				INc2 LEED Accredited Professional	1
3	1	0	0	Regional Priority	4
	1			RPc1 Regional Priority: WEc2	1
1				RPc2 Regional Priority: EAc1	1
1				RPc3 Regional Priority: EQc2	1
1				RPc4 Regional Priority: MRC1	1

Points in this scorecard represent estimates by the project team and there is no guarantee that points listed here will be achieved. The only process which awards LEED points and subsequent certification is submission to, and review by, the Canada or U.S. Green Building Council.

M C M

Musson
Cattell
Mackey
Partnership

VGH
UBC hospital
foundation

PFS STUDIO

WESTBOURNE
PROJECTS LIMITED

VGH UBC
HOSPITAL
FOUNDATION

Rezoning
Booklet

November
2024

Sustainability

Musson Cattell Mackey Partnership
Architects Designers Planners
A Partnership of Corporations

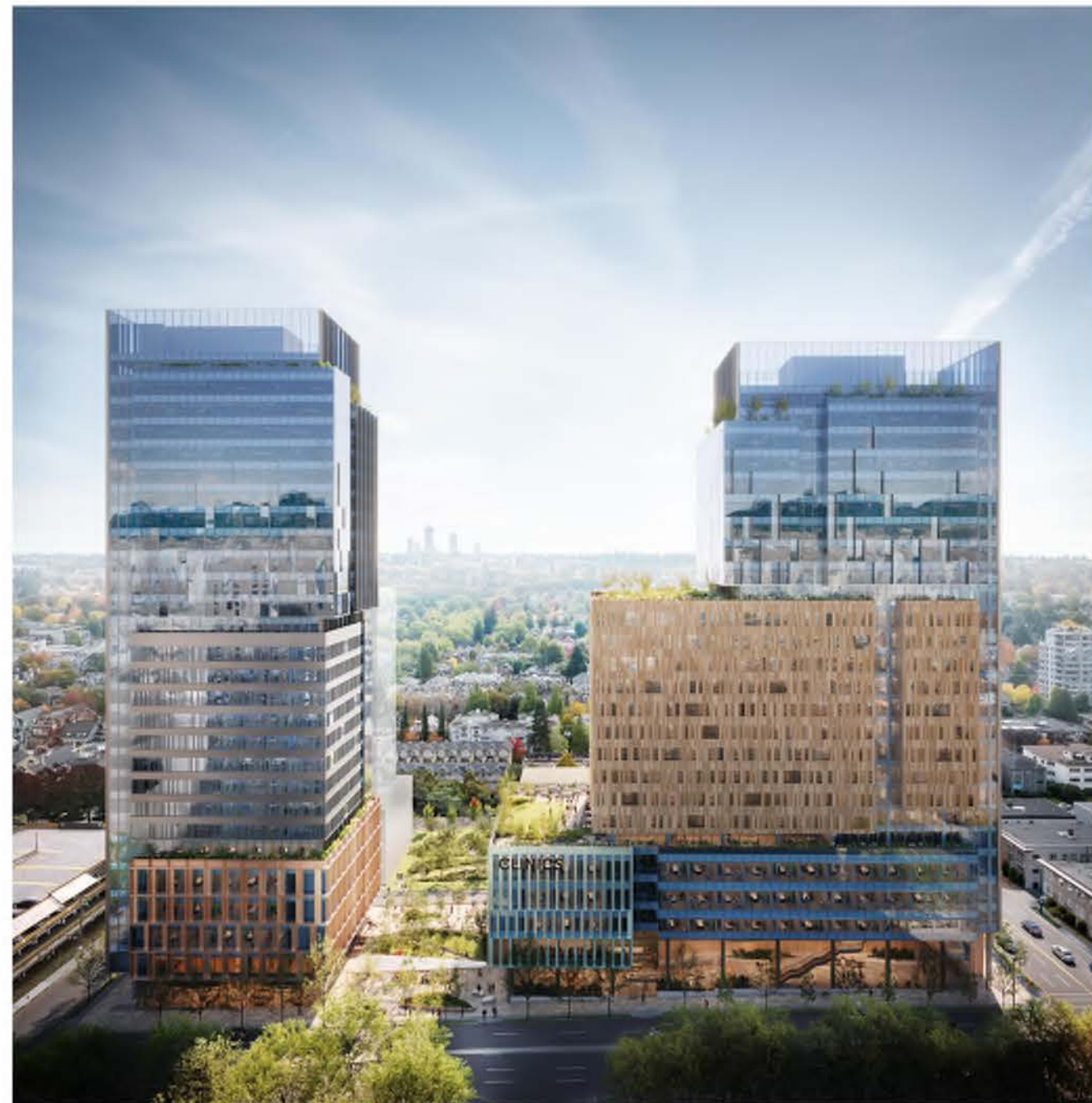
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ARCHITECTURAL DRAWINGS



Sheet List			
Sheet Number	Sheet Name	Sheet Scale	ISSUE FOR REZONING 2024-11-13
A000	COVER SHEET	N/A	•
A001	RENDERINGS	N/A	•
A002	PROJECT DATA	N/A	•
A100	CONTEXT PLAN	1" = 30'-0"	•
A101	SURVEY PLAN	As indicated	•
A102	WATERWAY GRADE	As indicated	•
A103	SHADOW STUDY	N/A	•
A104	SITE PLAN	1/8" = 1'-0"	•
A201A	PARKING LEVEL P0 - PHASE 1	1/8" = 1'-0"	•
A201B	PARKING LEVEL P0 - PHASE 2	1/8" = 1'-0"	•
A202A	PARKING LEVEL P2 - PHASE 1	1/8" = 1'-0"	•
A202B	PARKING LEVEL P2 - PHASE 2	1/8" = 1'-0"	•
A203A	PARKING LEVEL P3 - PHASE 1	1/8" = 1'-0"	•
A203B	PARKING LEVEL P3 - PHASE 2	1/8" = 1'-0"	•
A204A	SERVICE LEVEL - PHASE 1	1/8" = 1'-0"	•
A204B	SERVICE LEVEL - PHASE 2	1/8" = 1'-0"	•
A205A	GROUND LEVEL FLOOR PLAN - PHASE 1	1/8" = 1'-0"	•
A205B	GROUND LEVEL FLOOR PLAN - PHASE 2	1/8" = 1'-0"	•
A206A	LEVEL 2 FLOOR PLAN - PHASE 1	1/8" = 1'-0"	•
A206B	LEVEL 2 FLOOR PLAN - PHASE 2	1/8" = 1'-0"	•
A207A	LEVEL 3 FLOOR PLAN - PHASE 1	1/8" = 1'-0"	•
A207B	LEVEL 3 FLOOR PLAN - PHASE 2	1/8" = 1'-0"	•
A208A	LEVEL 4 FLOOR PLAN - PHASE 1	1/8" = 1'-0"	•
A208B	LEVEL 4 FLOOR PLAN - PHASE 2	1/8" = 1'-0"	•
A209A	LEVEL 5 FLOOR PLAN - PHASE 1	1/8" = 1'-0"	•
A209B	LEVEL 5 FLOOR PLAN - PHASE 2	1/8" = 1'-0"	•
A210A	LEVEL 6 INTERMITTENT FLOOR PLAN	1/8" = 1'-0"	•
A210B	LEVEL 6 FLOOR PLAN - PHASE 2	1/8" = 1'-0"	•
A211A	LEVEL 7 FLOOR PLAN - PHASE 1	1/8" = 1'-0"	•
A211B	LEVEL 7 FLOOR PLAN - PHASE 2	1/8" = 1'-0"	•
A212A	LEVEL 8-9 FLOOR PLAN - PHASE 1	1/8" = 1'-0"	•
A212B	LEVEL 8-9 FLOOR PLAN - PHASE 2	1/8" = 1'-0"	•
A213A	LEVEL 11 FLOOR PLAN - PHASE 1	1/8" = 1'-0"	•
A213B	LEVEL 16 FLOOR PLAN - PHASE 2	1/8" = 1'-0"	•
A214A	LEVEL 18-24 - PHASE 1	1/8" = 1'-0"	•
A214B	LEVEL 17-26 - PHASE 2	1/8" = 1'-0"	•
A215A	LEVEL 25 - PHASE 1	1/8" = 1'-0"	•
A215B	LEVEL 27 - PHASE 2	1/8" = 1'-0"	•
A216A	LEVEL 28 - PHASE 1	1/8" = 1'-0"	•
A216B	LEVEL 28 - PHASE 2	1/8" = 1'-0"	•
A217A	MECHANICAL ROOFTOP - PHASE 1	1/8" = 1'-0"	•
A217B	MECHANICAL ROOFTOP - PHASE 2	1/8" = 1'-0"	•
A201	NORTH ELEVATION	1/16" = 1'-0"	•
A202	SOUTH ELEVATION	1/16" = 1'-0"	•
A203	EAST ELEVATIONS	1/16" = 1'-0"	•
A204	WEST ELEVATIONS	1/16" = 1'-0"	•
A201	COMPILED SECTION	1/16" = 1'-0"	•
A202	CROSS SECTIONS	1/16" = 1'-0"	•
FSR-01	FSR OVERLAY - PARKING LEVEL P0	1/16" = 1'-0"	•
FSR-02	FSR OVERLAY - PARKING LEVEL P2	1/16" = 1'-0"	•
FSR-03	FSR OVERLAY - PARKING LEVEL P3	1/16" = 1'-0"	•
FSR-04	FSR OVERLAY - SERVICE LEVEL	1/16" = 1'-0"	•
FSR-05	FSR OVERLAY - GROUND LEVEL	1/16" = 1'-0"	•
FSR-06	FSR OVERLAY - LEVEL 2	1/16" = 1'-0"	•
FSR-07	FSR OVERLAY - LEVEL 3	1/16" = 1'-0"	•
FSR-08	FSR OVERLAY - LEVEL 4	1/16" = 1'-0"	•
FSR-09	FSR OVERLAY - LEVEL 5	1/16" = 1'-0"	•
FSR-10	FSR OVERLAY - LEVEL 6	1/16" = 1'-0"	•
FSR-11	FSR OVERLAY - LEVEL 7	1/16" = 1'-0"	•
FSR-12	FSR OVERLAY - LEVEL 8-9	1/16" = 1'-0"	•
FSR-13	FSR OVERLAY - LEVEL 10	1/16" = 1'-0"	•
FSR-14	FSR OVERLAY - LEVEL 11	1/16" = 1'-0"	•
FSR-15	FSR OVERLAY - LEVEL 16-18	1/16" = 1'-0"	•
FSR-16	FSR OVERLAY - LEVEL 25	1/16" = 1'-0"	•
FSR-17	FSR OVERLAY - LEVEL 26	1/16" = 1'-0"	•
FSR-18	FSR OVERLAY - LEVEL 27 (PHASE 2)	1/16" = 1'-0"	•
FSR-19	FSR OVERLAY - LEVEL 28 (PHASE 2)	1/16" = 1'-0"	•
FSR-20	FSR OVERLAY - MECHANICAL ROOFTOP	1/16" = 1'-0"	•

ISSUED FOR REZONING - 2024-11-13

PROJECT DIRECTORY

Project Description / Narrative

The proposed redevelopment of 900-990 West 12th Avenue seeks to develop the site through a phased strategy, aiming to expand the Vancouver General Hospital (VGH) campus through the creation of a mixed-use facility. This project will integrate clinical and diagnostic spaces, support functions, long-term care, STC facilities, and retail, contributing to the Broadway Plan and other relevant city policies.

This redevelopment will address the current fragmentation of office and clinical spaces currently leased by VGH and related entities along the Broadway corridor, by consolidating these spaces within a unified campus.

The project consists of two towers, with one tower designated for each phase of development. Phase 1 focuses on immediate functional needs, while Phase 2 will feature a public central open space.

Client

VGH
UBC
Hospital
Foundation

VGH & UBC Hospital Foundation
190-555 West 12th Avenue
Vancouver, BC V6Z 1B9

PROJECT MANAGEMENT

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1 2024-11-13
1 2024-11-13
Revisions



900-990
W12th Ave

Vancouver, BC

Project
COVER SHEET

Sheet
A000

PROJECT DESCRIPTION	THE PROPOSED REDEVELOPMENT OF 900 - 990 WEST 12TH AVENUE SEEKS TO DEVELOP THE SITE THROUGH A PHASED STRATEGY, AIMING TO EXPAND THE VANCOUVER GENERAL HOSPITAL (VGH) CAMPUS THROUGH THE CREATION OF A MIXED-USE FACILITY. THIS PROJECT WILL INTEGRATE CLINICAL AND DIAGNOSTIC SPACES, SUPPORT FUNCTIONS, LONG-TERM CARE (LTC) FACILITIES, AND RETAIL, CONFORMING TO THE BROADWAY PLAN.
CURRENT ZONING	CD-1(295), RM-3
PROPOSED ZONING	CD-1
CIVIC ADDRESS	900 - 990 12TH AVE W, VANCOUVER, BC
LEGAL DESCRIPTION	990 12TH AVE W VANCOUVER V5Z 1N2; LOT 1, BLOCK 416, PLAN VAP1276, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT LOT 2, BLOCK 416, PLAN VAP1276, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT 900 12TH AVE W VANCOUVER V5Z 1N3; LOT A, BLOCK 416, PLAN VAP14143, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT

SITE COVERAGE AREA	62,507 SQF (5,807 SQM)	
ALLOWED DENSITY	2.45	
PROPOSED DENSITY	14.15 FSR	
PROPOSED BUILDING AREA	884,635 SQF (82,185 SQM)	
MAXIMUM BUILDING HEIGHT	CONSIDER BUILDING HEIGHTS UP TO 106.7 M (350 FT.) OR UP TO THE UNDERSIDE OF QUEEN ELIZABETH PARK VIEW SECTIONS 3.2.1-3.2.3 (IF MORE RESTRICTIVE).	
NUMBER OF STOREYS	26F FOR CLINICAL / MEDICAL SUPPORT TOWER 1 28F FOR CLINICAL / MEDICAL SUPPORT TOWER 2	
PROPOSED BUILDING HEIGHT	159.41M (523' - 0") FOR CLINICAL / MEDICAL SUPPORT TOWER 1, 163.07M (535' - 0") FOR CLINICAL / MEDICAL SUPPORT TOWER 2	
SETBACKS	REQUIRED / ALLOWED	PROVIDED
FRONT (NORTH)	18 FT (5.5 M) FROM EXISTING CURB	18 FT (5.5 M)
REAR (SOUTH)	30FT (9.1 M) ABOVE LEVEL 5 TO CENTRELINE OF THE LANE	30FT (9.1 M) ABOVE LEVEL 5 TO CENTRELINE OF THE LANE
SIDE (WEST)	2.0M DEDICATION ALONG OAK STREET FOR ROADWAY WIDENING 1.6M SETBACK FROM NEW PROPERTY LINE FOR WIDENED SIDEWALKS ALONG OAK STREET	24' - 5" (7.4 M) FROM EXISTING CURB
SIDE (EAST)	18 FT (5.5 M) FROM EXISTING CURB	18' - 6 7/8" (5.66 M) FROM EXISTING CURB

	BY LAW REQUIREMENT						PROVIDED		
	ACCESSIBLE PARKING			EV-READY(INCL ACC.&SMALL)			PARKING (INCL ACC. & SMALL)		
	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL
NON-RESIDENTIAL	20	13	33	79	65	144	174	143	317
TOTAL	20	13	33	79	65	144	174	143	317

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Partnership**

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F. 604.687.1771
MCM@architects.com

**VGH+
UBC** hospital
foundation

	BY LAW REQUIREMENT						PROVIDED					
	CLASS A			CLASS B			CLASS A			CLASS B		
	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL
CLINICAL / MEDICAL SUPPORT	3	4	7	3	4	5	4	3	7	2	2	4
LONG TERM CARE	0	0	0	8	0	8	0	0	0	2	0	2
RETAIL	0	0	0	1	1	1	0	0	0	0	0	0
DAYCARE	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	3	4	7	12	5	14	4	3	7	4	2	6

	BY LAW REQUIREMENT						PROVIDED					
	CLASS A			CLASS B			CLASS A			CLASS B		
	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL
CLINICAL / MEDICAL SUPPORT	3	3	3	1	1	1	3	0	3	1	0	1
LONG TERM CARE	4	0	4	2	0	2	4	0	4	2	0	2
RETAIL	0	0	0	0	0	0	0	0	0	0	0	0
DAYCARE	0	5	5	0	0	0	0	5	5	0	0	0
TOTAL	7	8	12	3	1	3	7	5	12	3	0	3

	PROVIDED					
	CLASS A			CLASS B		
	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL
CLINICAL / MEDICAL SUPPORT	207	192	399	8	8	16
LONG TERM CARE	4	0	4	2	0	2
RETAIL	0	2	2	0	0	0
DAYCARE	0	0	0	0	8	8
TOTAL	211	194	405	10	16	26

	LOCKERS						WATER CLOSET			WASH BASIN			SHOWER			GROOMING STATION		
	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL	PHASE 1	PHASE 2	OVERALL			
CLINICAL / MEDICAL SUPPORT	290	269	559	13	13	26	7	7	14	13	13	26	13	13	26			
LONG TERM CARE	6	0	6	1	0	1	0	0	0	0	0	0	0	0	0			
RETAIL	0	3	3	0	1	1	0	0	0	0	0	0	0	0	0			
DAYCARE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
TOTAL	296	272	568	14	14	28	7	7	14	13	13	26	13	13	26			

PHASE 1		DENSITY BY USE								GFA		EXCLUSIONS		FSR AREA	
LEVEL	CLINICAL SUPPORT		RETAIL		LONG TERM CARE		BOH		SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M							
P3							31,481	2,925	31,481	2,925	27,734	2,577	3,747	348	
P2							35,344	3,284	35,344	3,284	32,195	2,991	3,149	293	
P1							35,344	3,284	35,344	3,284	33,728	3,133	1,616	150	
SERVICE					9,074	843	24,072	2,236	33,146	3,079	22,809	2,119	10,337	960	
1	10,349	961	2,138	199	4,818	448	9,546	887	26,851	2,495	9,178	853	17,673	1,642	
2	24,594	2,285					713	66	25,307	2,351			25,307	2,351	
3	32,894	3,056					713	66	33,607	3,122			33,607	3,122	
4	32,894	3,056					713	66	33,607	3,122			33,607	3,122	
5	32,894	3,056					713	66	33,607	3,122	1,966	183	31,641	2,940	
6					9,345	868	9,743	905	19,088	1,773	311	29	18,777	1,744	
7					21,734	2,019	621	58	22,355	2,077			22,355	2,077	
8					22,155	2,058	621	58	22,776	2,116			22,776	2,116	
9					22,155	2,058	621	58	22,776	2,116			22,776	2,116	
10					22,155	2,058	621	58	22,776	2,116			22,776	2,116	
11					22,155	2,058	621	58	22,776	2,116			22,776	2,116	
12					22,155	2,058	621	58	22,776	2,116			22,776	2,116	
13					22,155	2,058	621	58	22,776	2,116			22,776	2,116	
14					22,155	2,058	621	58	22,776	2,116			22,776	2,116	
15					22,155	2,058	621	58	22,776	2,116			22,776	2,116	
16					22,155	2,058	621	58	22,776	2,116			22,776	2,116	
17	12,457	1,157					1,381	128	13,838	1,286	13,257	1,232	581	54	
18	14,834	1,378					581	54	15,415	1,432			15,415	1,432	
19	14,834	1,378					581	54	15,415	1,432			15,415	1,432	
20	14,834	1,378					581	54	15,415	1,432			15,415	1,432	
21	14,834	1,378					581	54	15,415	1,432			15,415	1,432	
22	14,834	1,378					581	54	15,415	1,432			15,415	1,432	
23	14,834	1,378					581	54	15,415	1,432			15,415	1,432	
24	14,834	1,378					581	54	15,415	1,432			15,415	1,432	
25	10,802	1,004					581	54	11,383	1,058			11,383	1,058	
26	10,019	931					581	54	10,600	985			10,600	985	
MECH							7,355	683	7,355	683			7,355	683	
SUBTOTAL	270,741	25,153	2,138	199	244,366	22,702	168,557	15,659	685,802	63,713	141,178	13,116	544,624	50,597	
FSR BY USE	2														

LONG TERM CARE UNIT COUNT			
LEVEL	HOUSE #1	HOUSE #2	PER LEVEL
7	14	14	28
8	14	14	28
9	14	14	28
10	14	14	28
11	14	14	28
12	14	14	28
13	14	14	28
14	14	14	28
15	14	14	28
16	14	14	28
TOTAL			280

PHASE 1		PHASE 2	
SQ FT	SQ M	SQ FT	SQ M
544,624	50,597	340,011	31,588
OVERALL TOTAL		884,635	82,185
SITE AREA		62,507	5,807
FSR		14.15	

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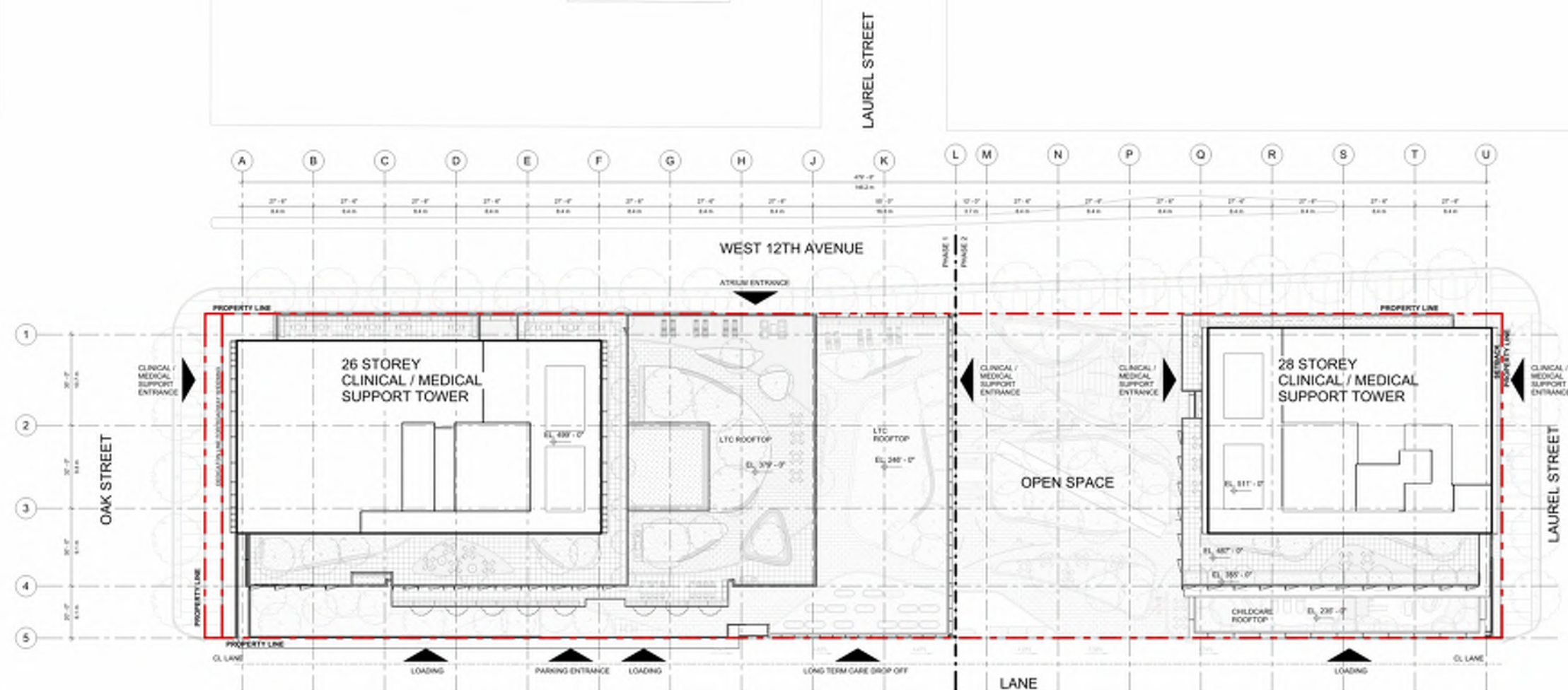
PROJECT DATA

Project	221044
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Phase	BLDG
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A002

Sheet 1002



1. 2024-11-01
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Site

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Project

SITE PLAN

Drawing

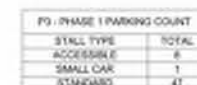
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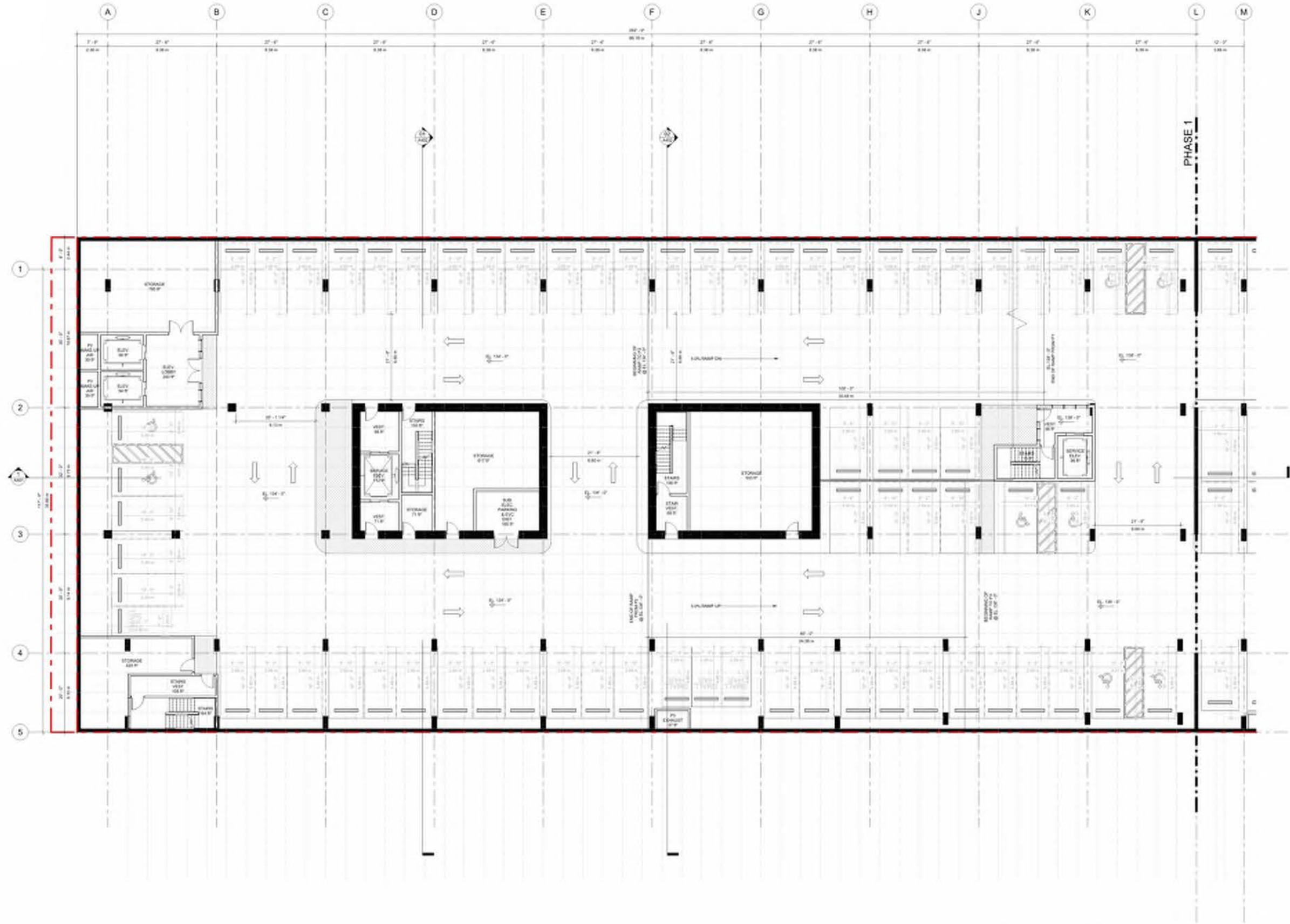
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P2 - PHASE 1 PARKING COUNT	
STALL TYPE	TOTAL
ACCESSIBLE	5
SMALL CAR	4
STANDARD	55

1 2024-12-23
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Project
**PARKING LEVEL
P2 - PHASE 1**

Drawing

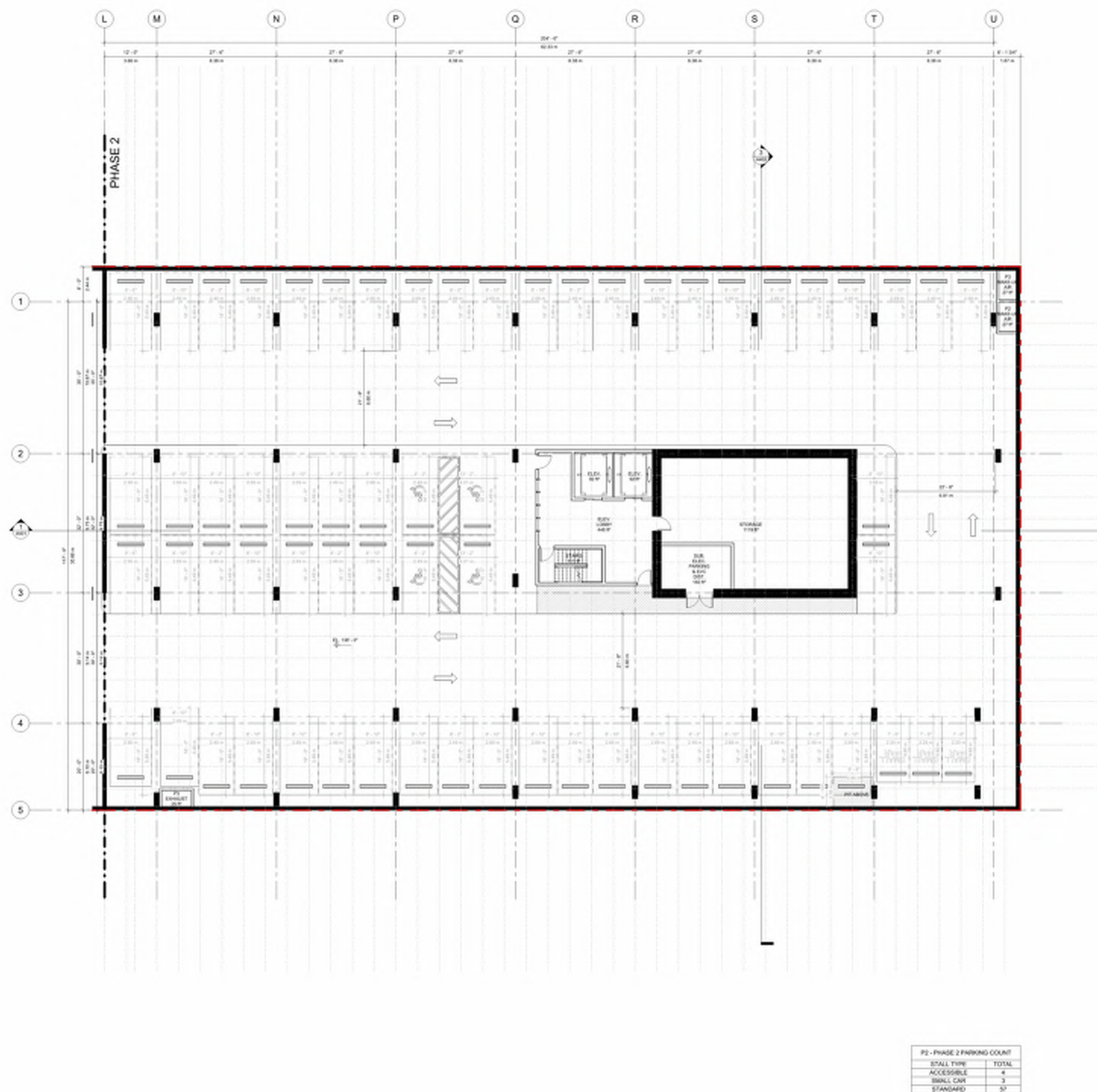
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Project 22044

Phase 1/2/3

Sheet **A202A**





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Vancouver, BC

Project

PARKING LEVEL

P2 - PHASE 2

Sheet

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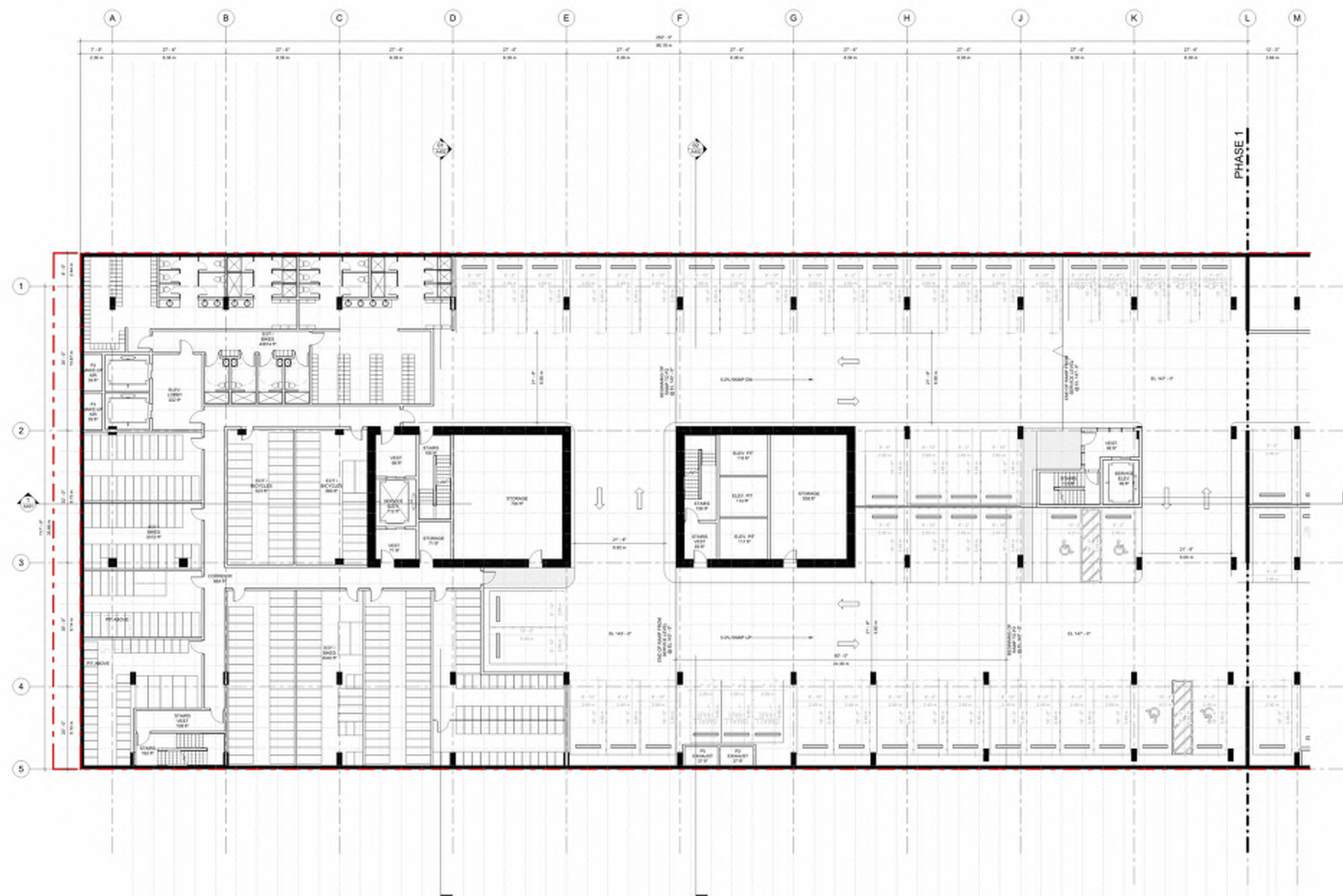
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P1 - PHASE 1 PARKING COUNT	
STALL TYPE	TOTAL
ACCESSIBLE	4
SMALL CAR	6
STANDARD	38

1. 2024-11-01
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Project
PARKING LEVEL
P1 - PHASE 1

Drawing

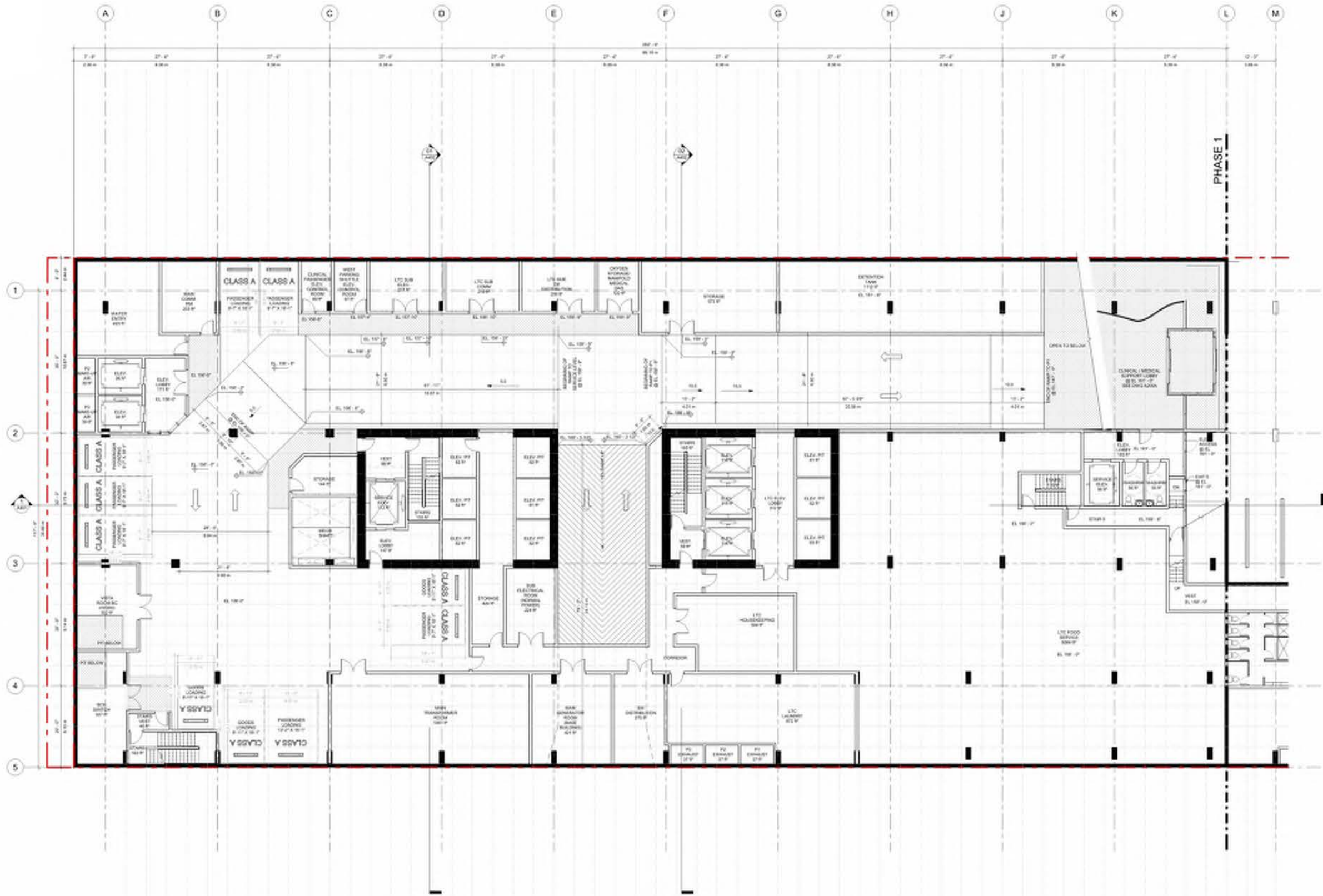
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Project 22044

Phase 0.00

Sheet **A203A**





SERVICE LEVEL PARKING COUNT	
STALL TYPE	TOTAL
CLASS A GOODS LOADING	5
CLASS A PASSENGER LOADING	7

2024-12-21
2024-12-21
2024-12-21



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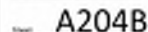
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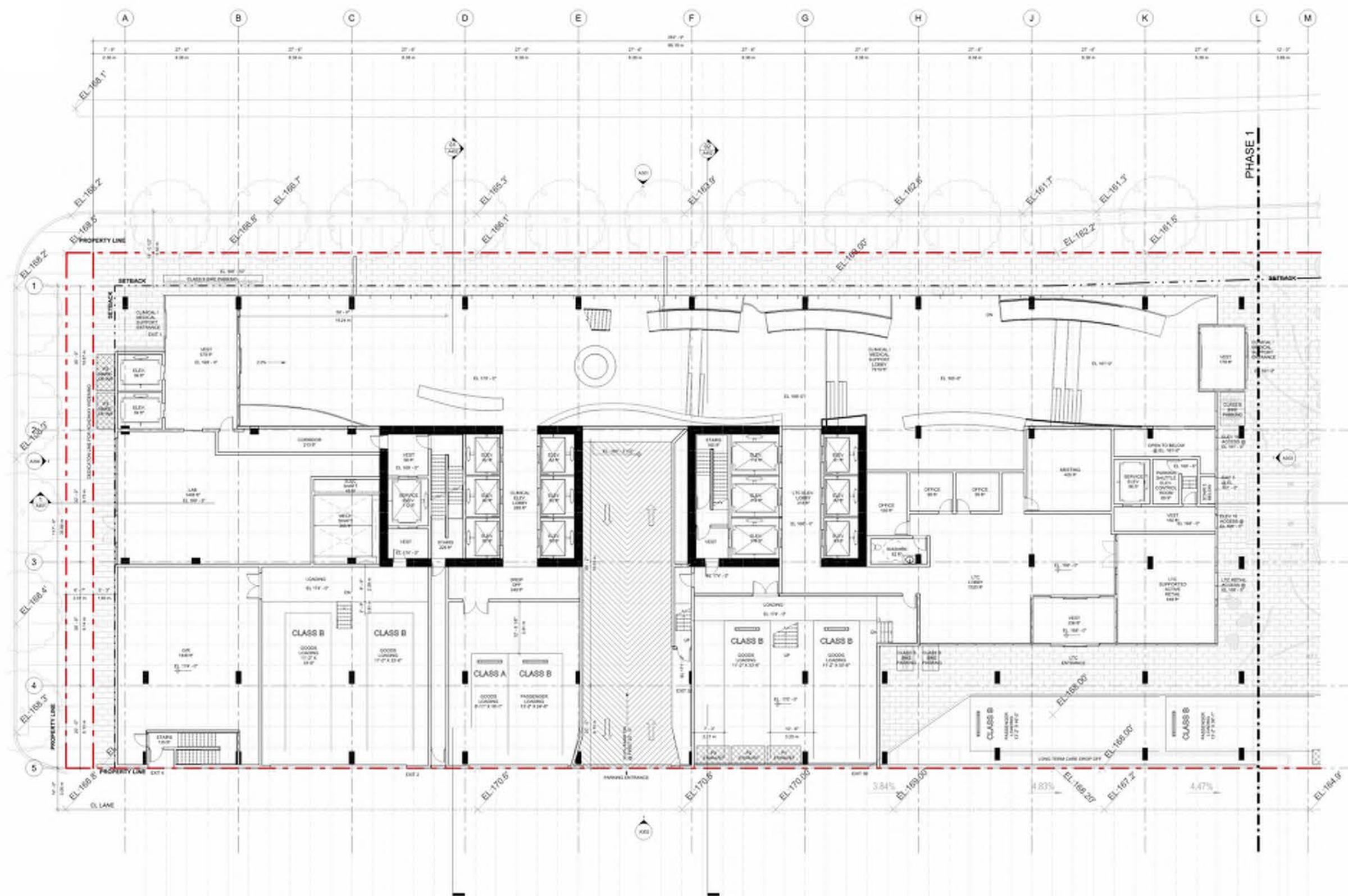
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SERVICE LEVEL-
PHASE 1

Sheet
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Project 22044

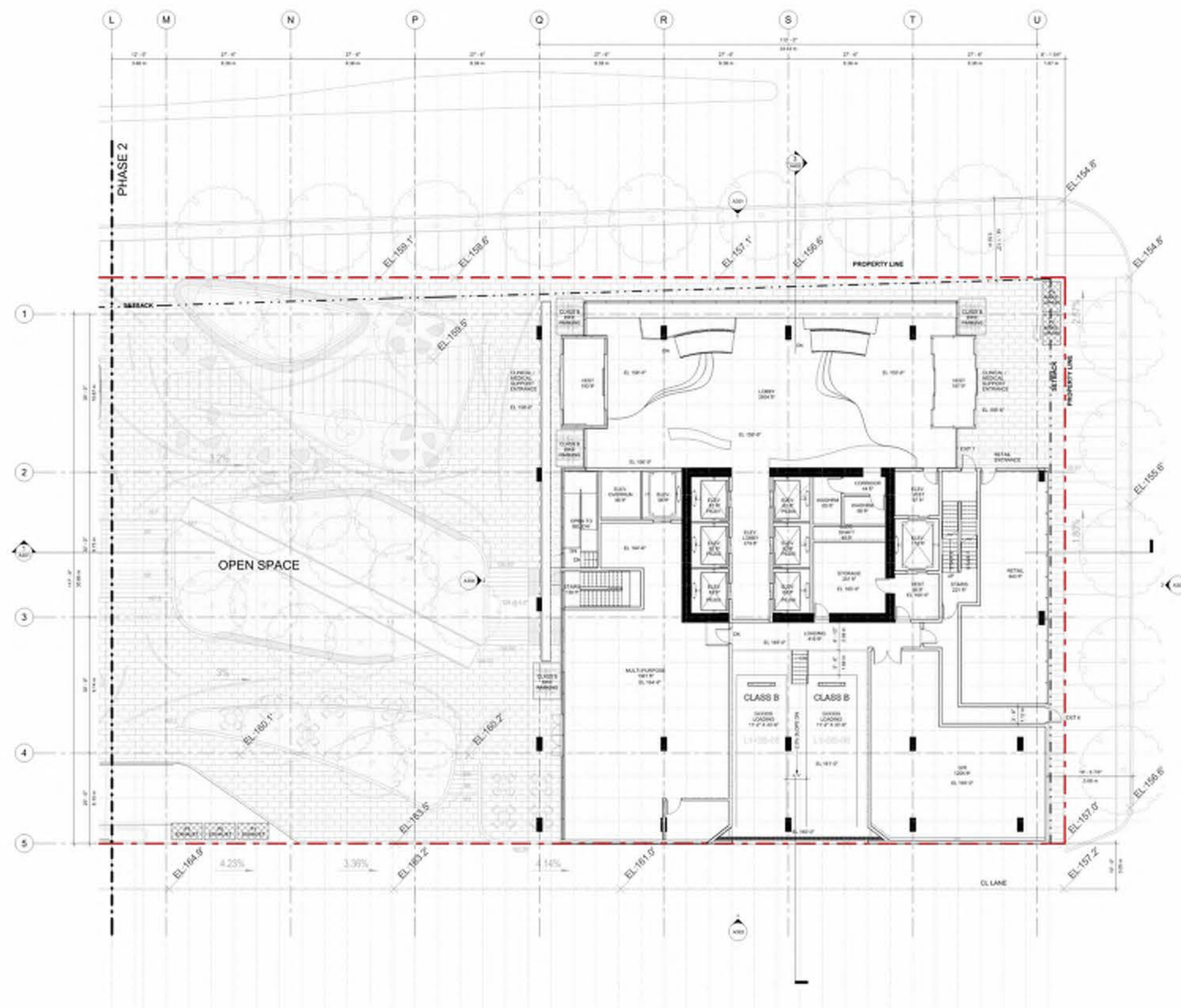
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GROUND LEVEL - PHASE 1 PARKING COUNT	
STALL TYPE	TOTAL
CLASS A GOODS LOADING	1
CLASS B GOODS LOADING	4
CLASS B PASSENGER LOADING	3



GROUND LEVEL - PHASE 2 PARKING COUNT		
STALL TYPE		TOTAL
CLASS B GOODS LOADING	2	



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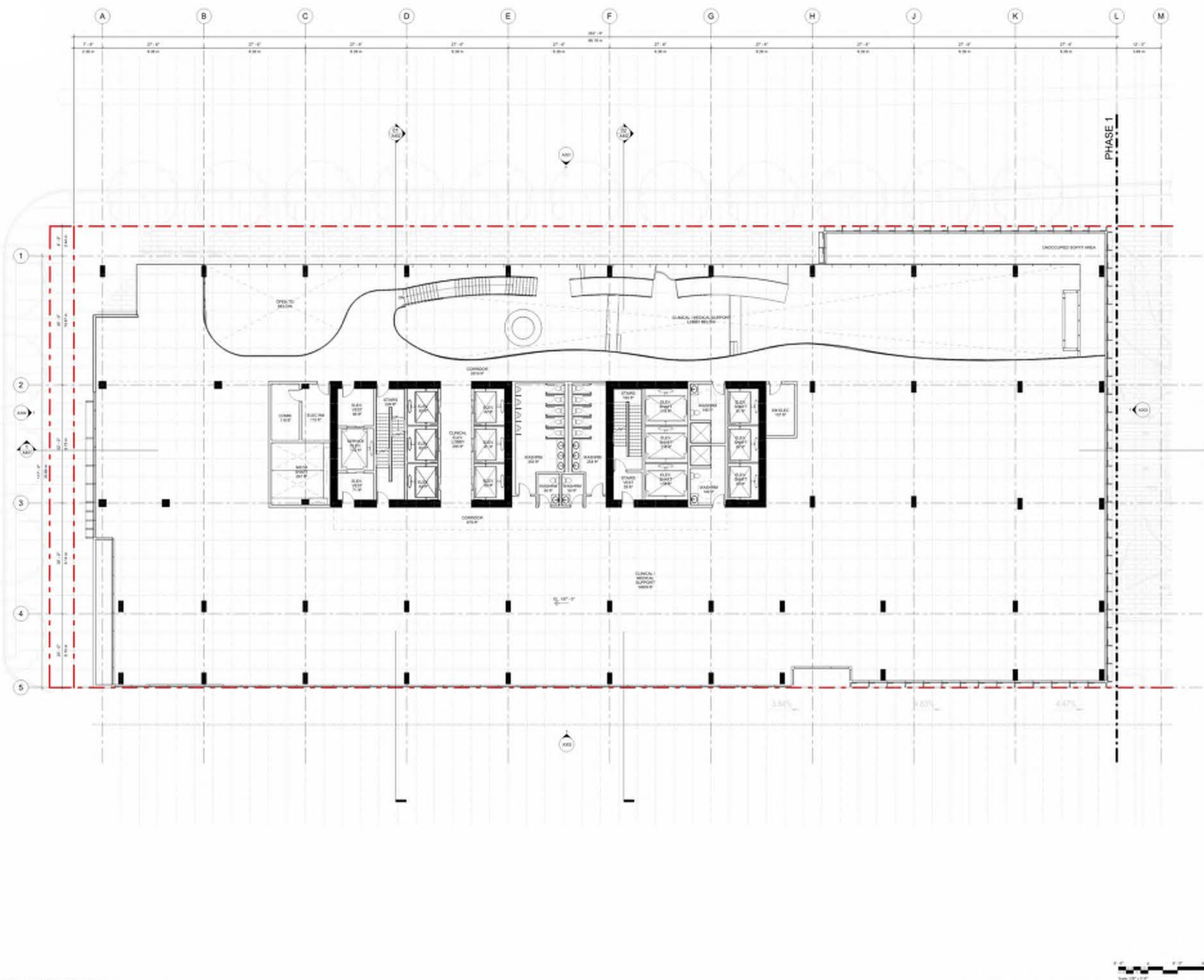
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W12th Ave

Vancouver, BC

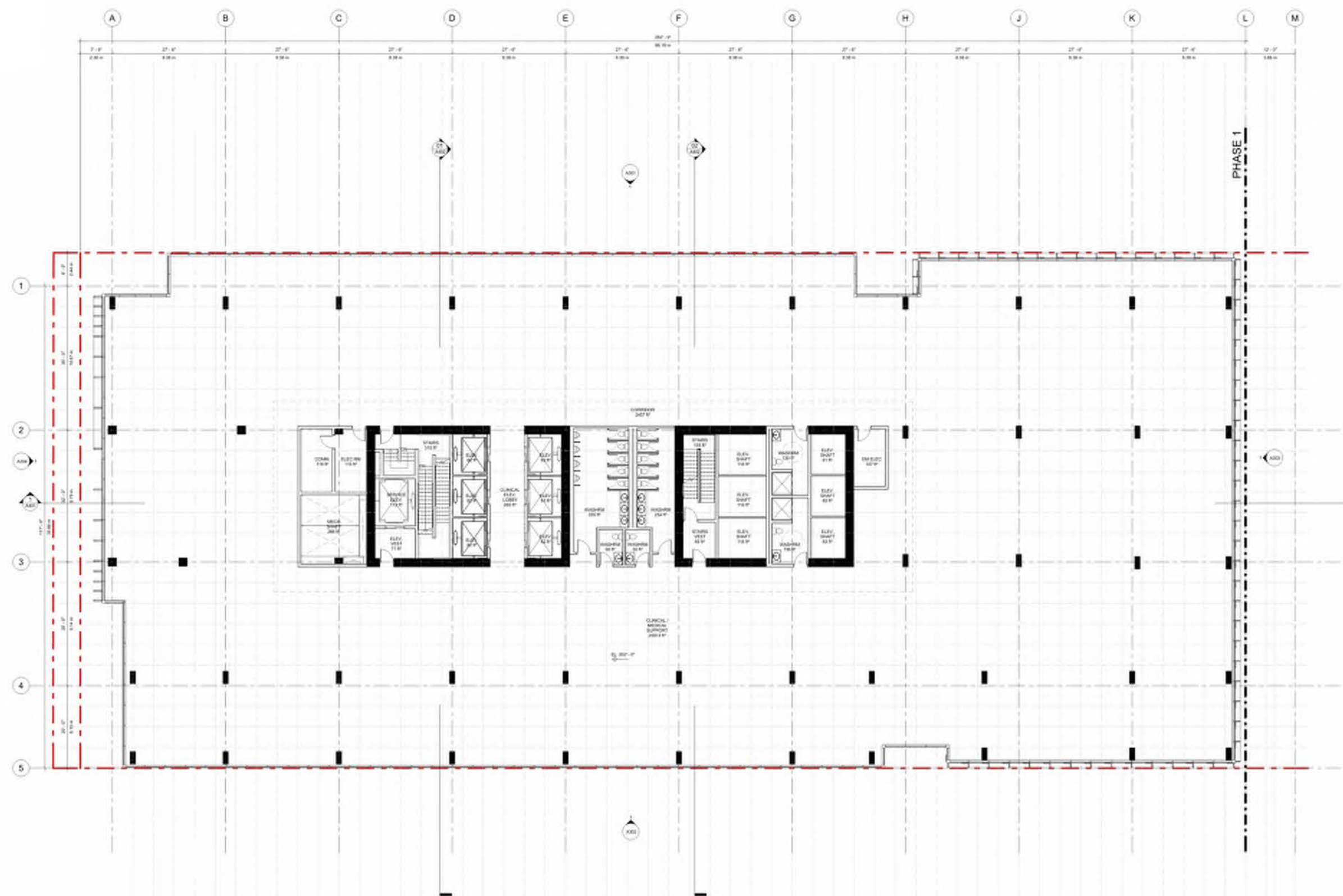
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GROUND LEVEL
FLOOR PLAN -
PHASE 2

Drawing
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Project
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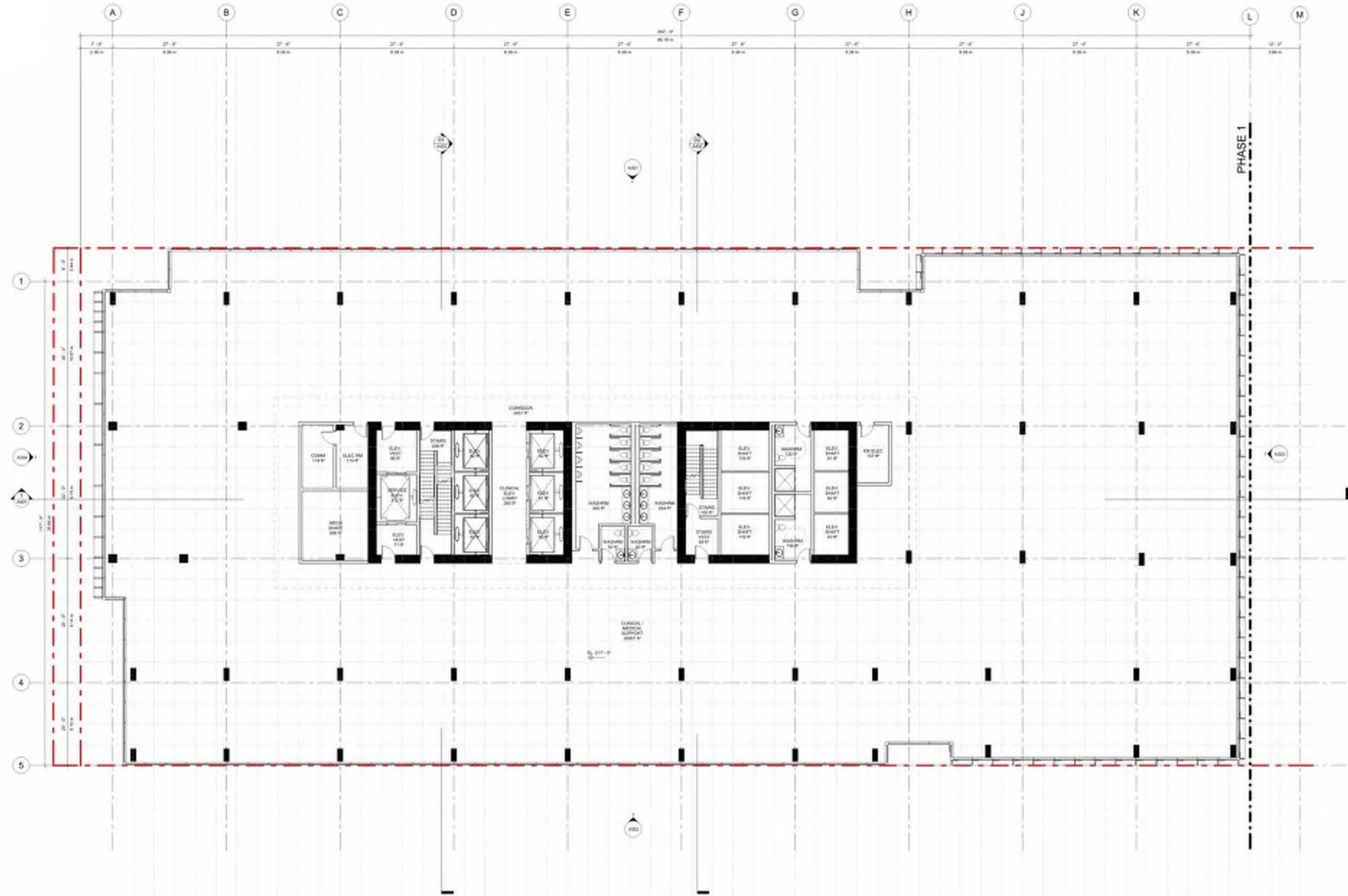
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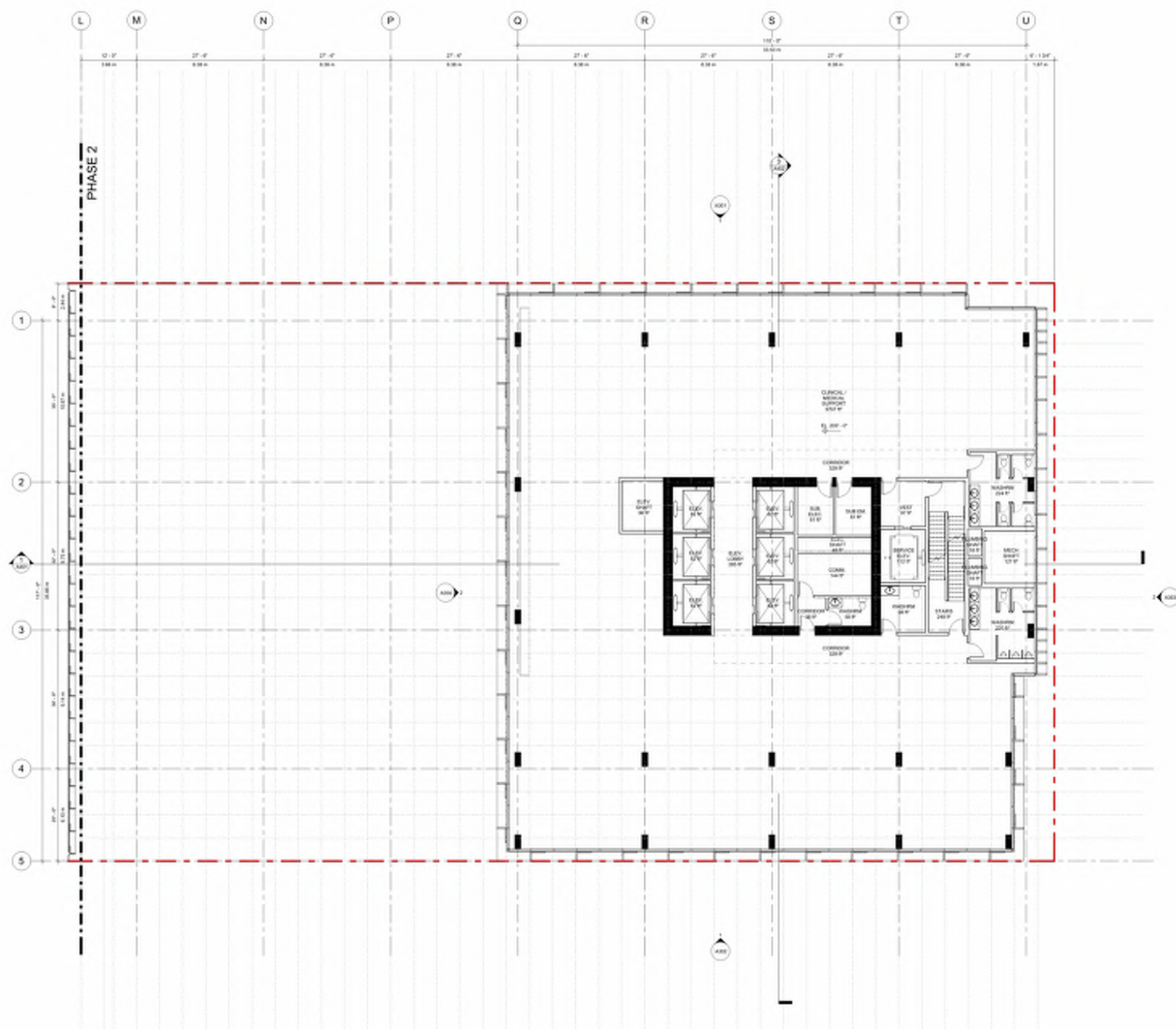
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Project
LEVEL 4 FLOOR
PLAN - PHASE 1

Drawing
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Project 22044

Phase 1
Sheet A208A





1. 2024-11-13
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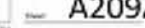
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LEVEL 4 FLOOR
PLAN - PHASE 2

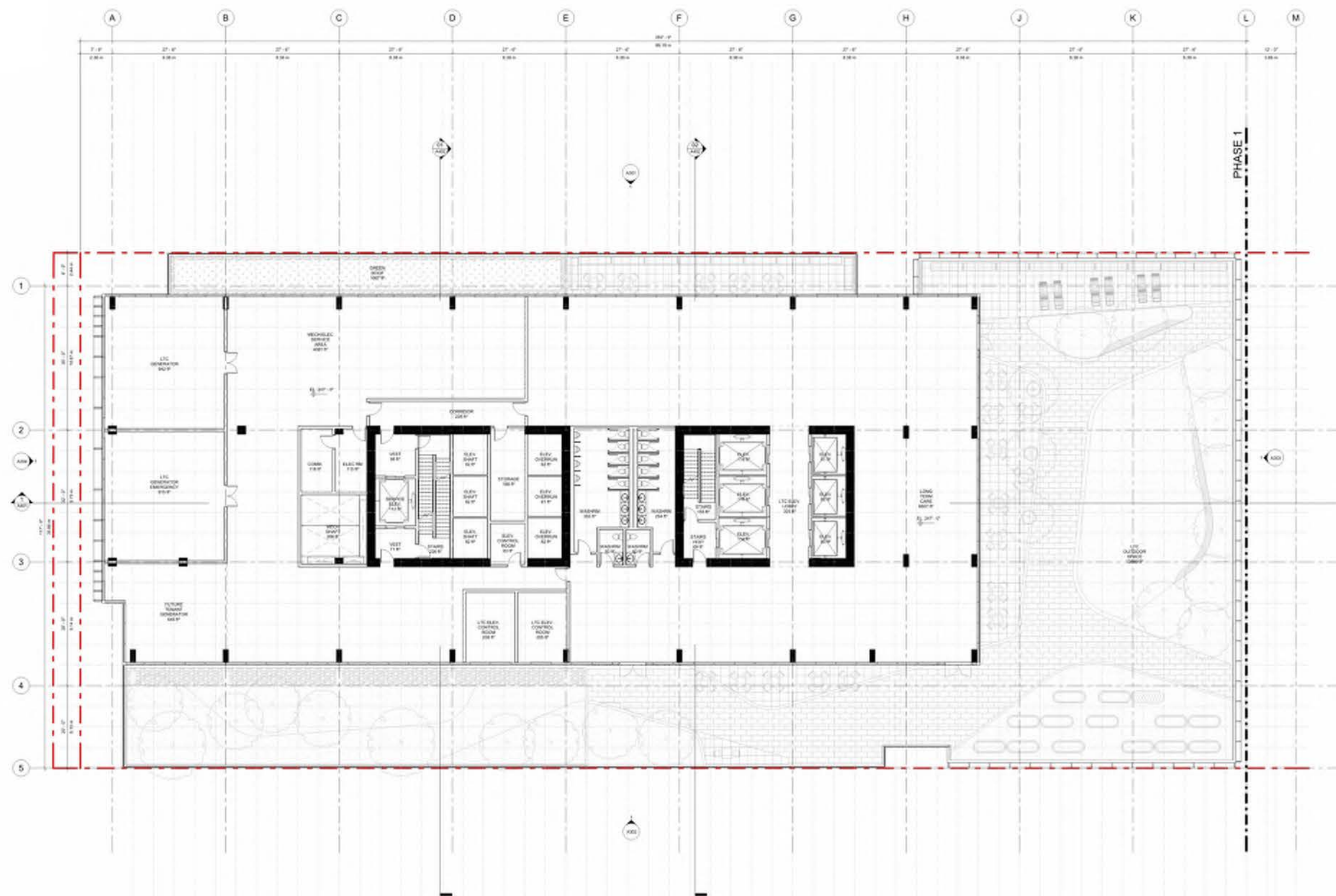
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Phase 0.00

Sheet A208B









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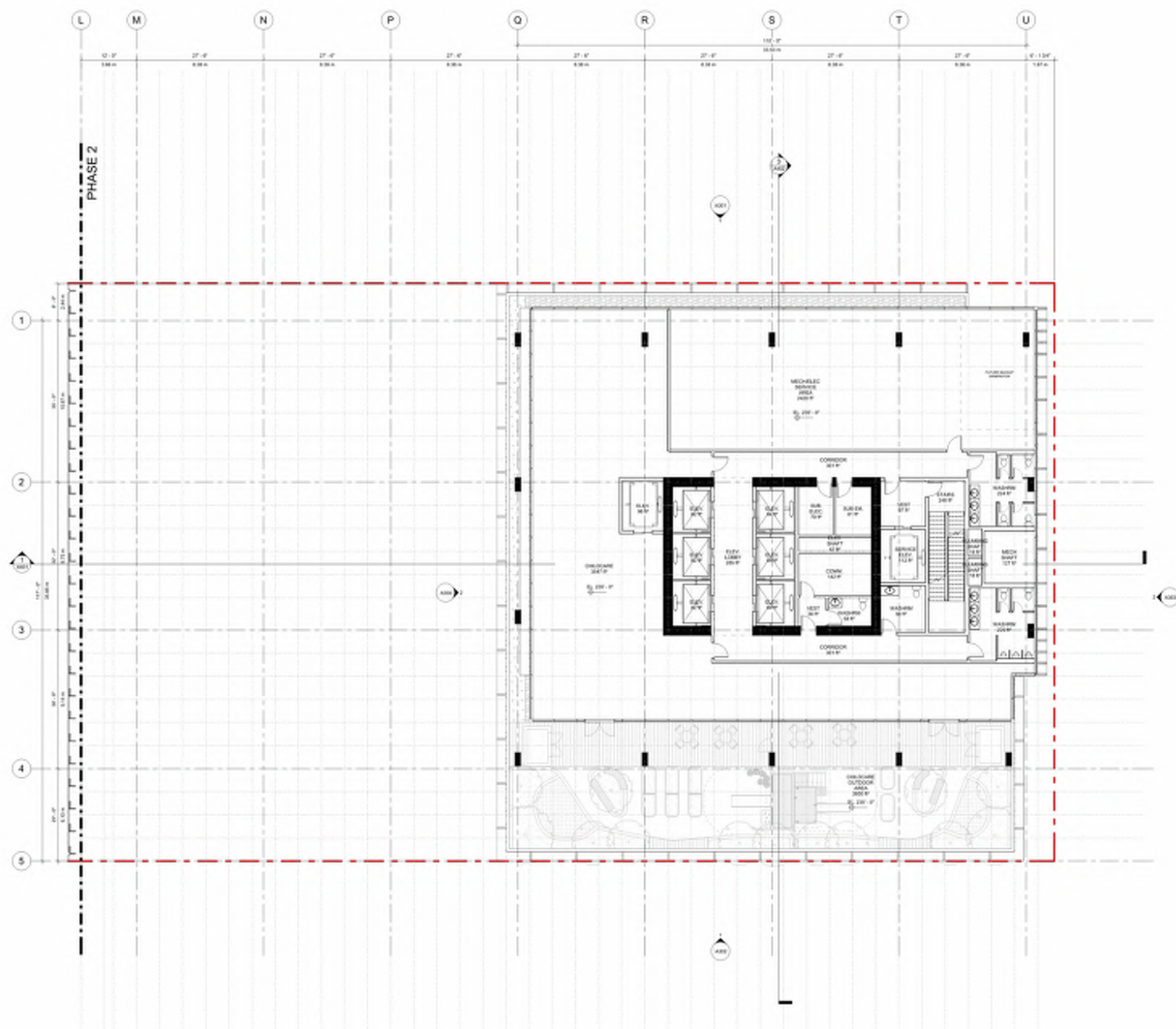
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**LEVEL 6
INTERSTITIAL
FLOOR PLAN**

Year	
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A210A



1. 2024-11-13
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Project
 LEVEL 6 FLOOR
 PLAN - PHASE 2

Drawing
 Scale 1/8" = 1'-0"
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Sheet A210B





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Project
LEVEL 7 FLOOR
PLAN - PHASE 1

Drawn

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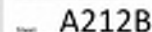
Project 22044

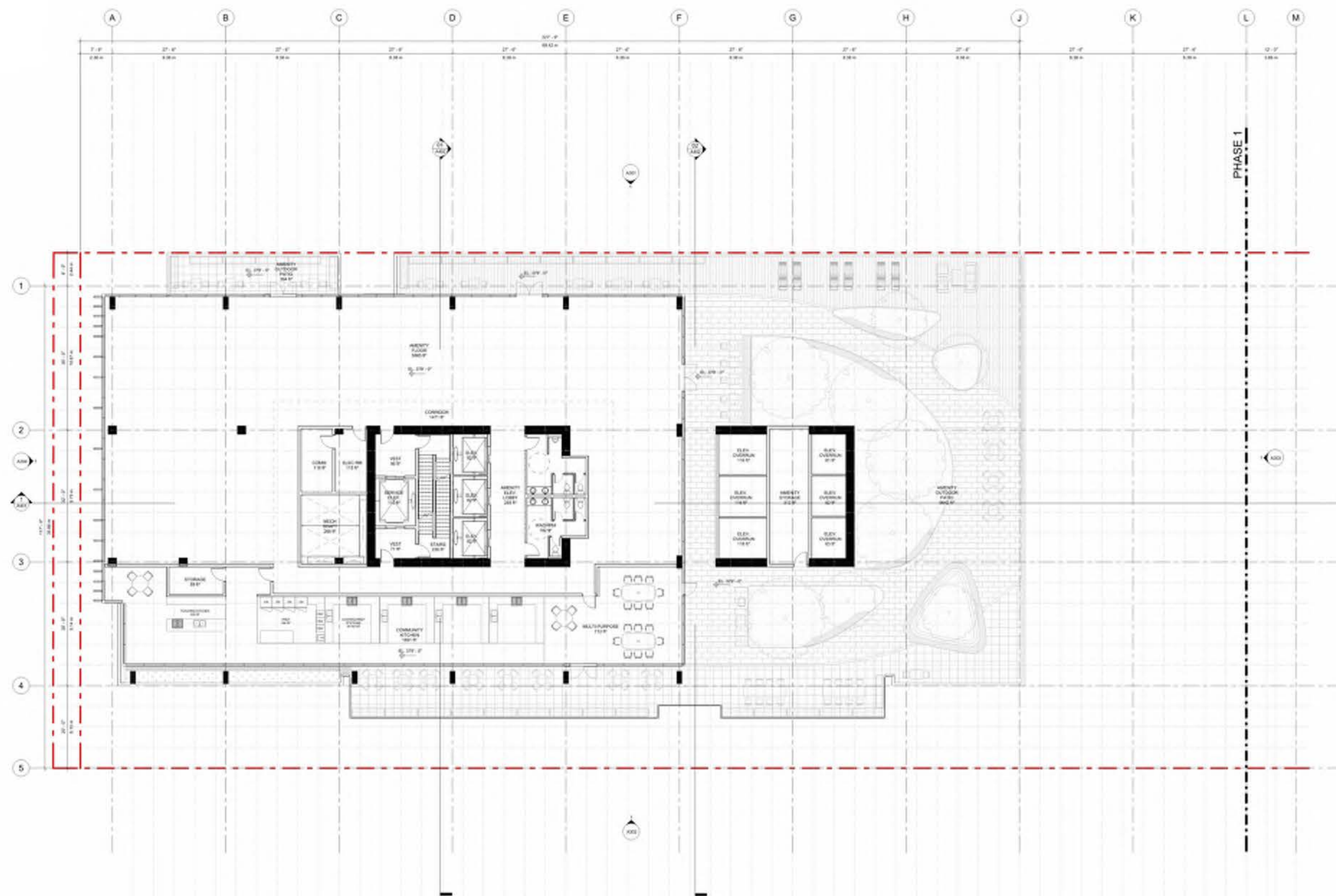
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Sheet A211A









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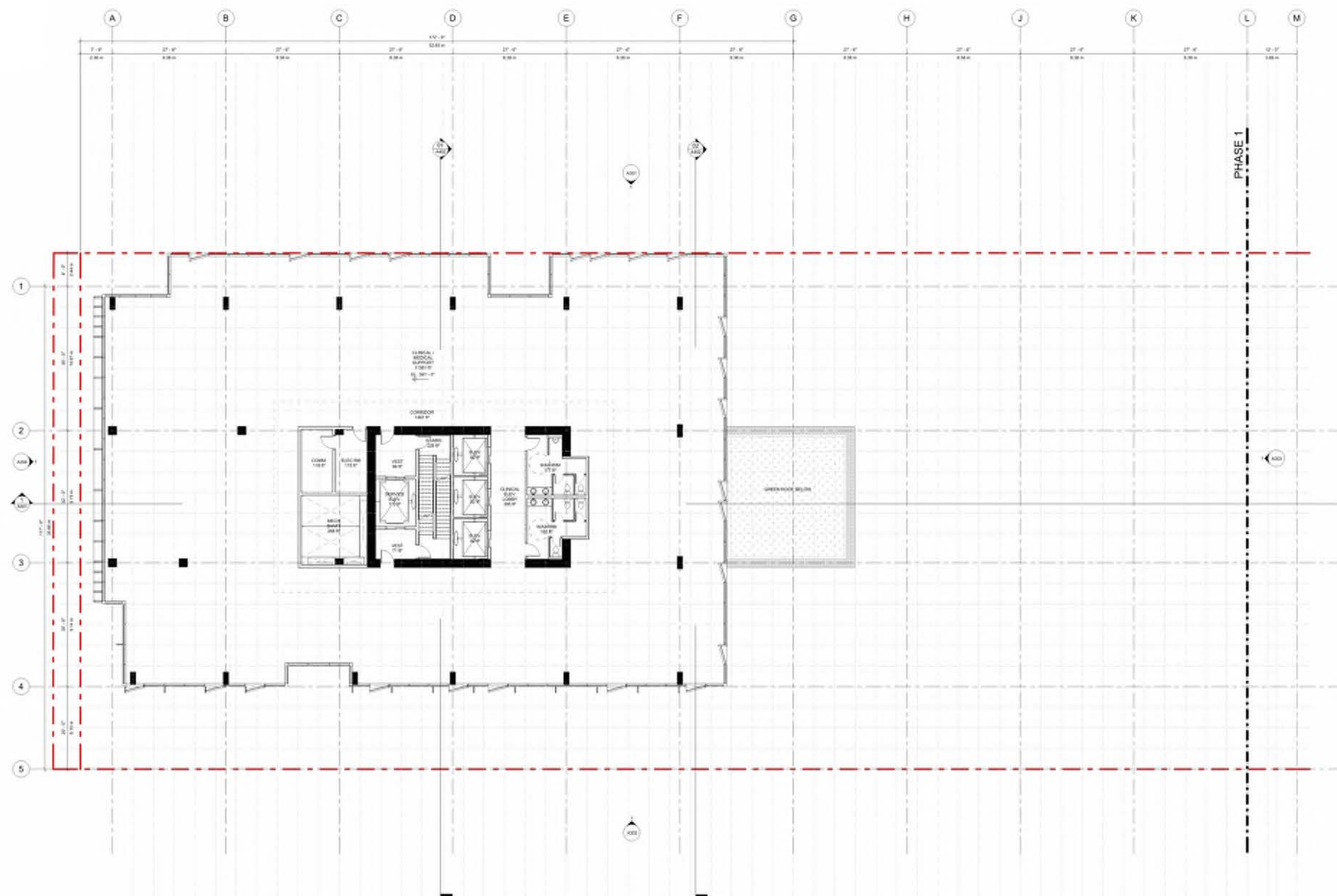
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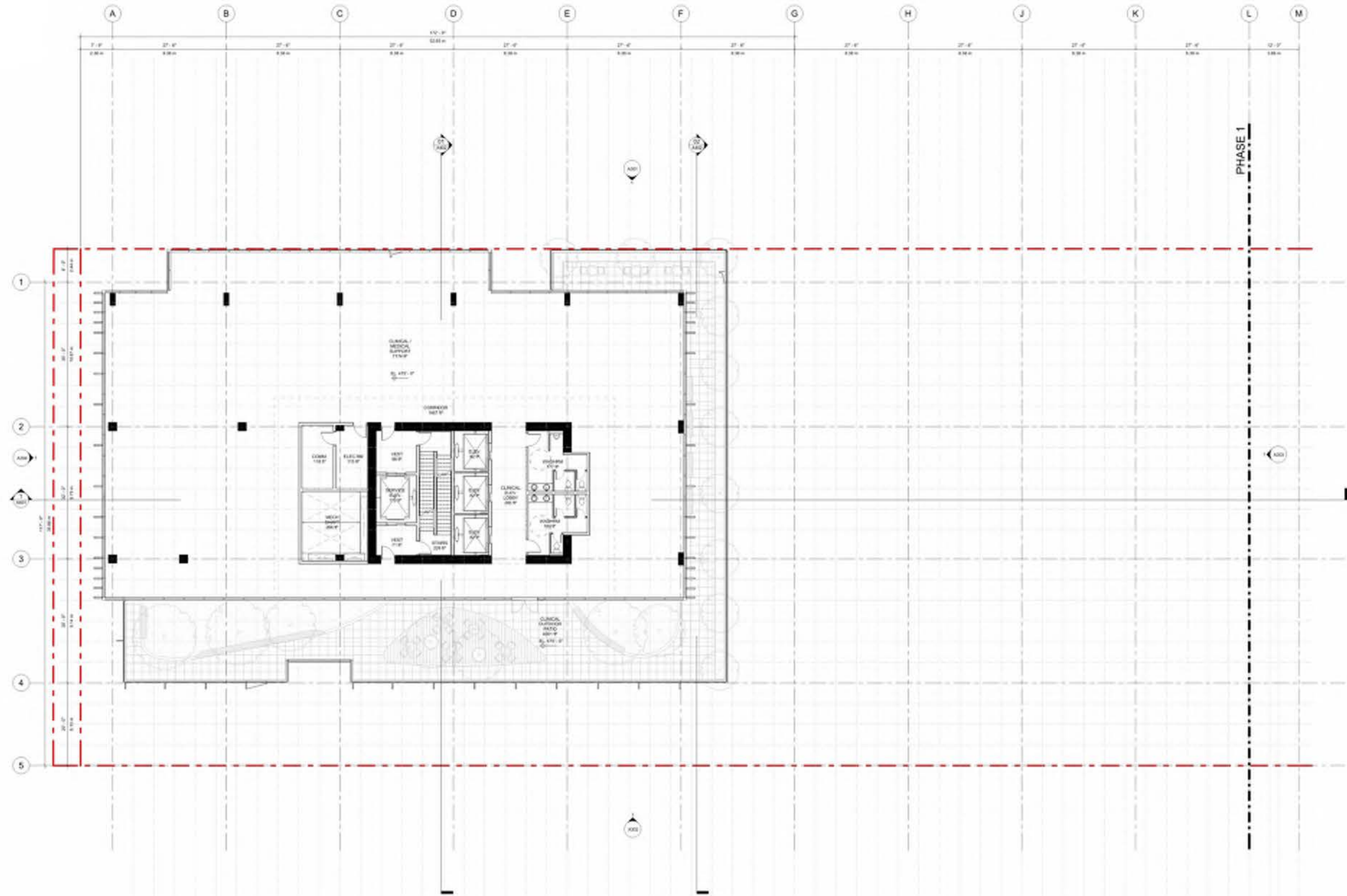
Vancouver, BC

LEVEL 17
FLOOR PLAN -
PHASE 1

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A213A





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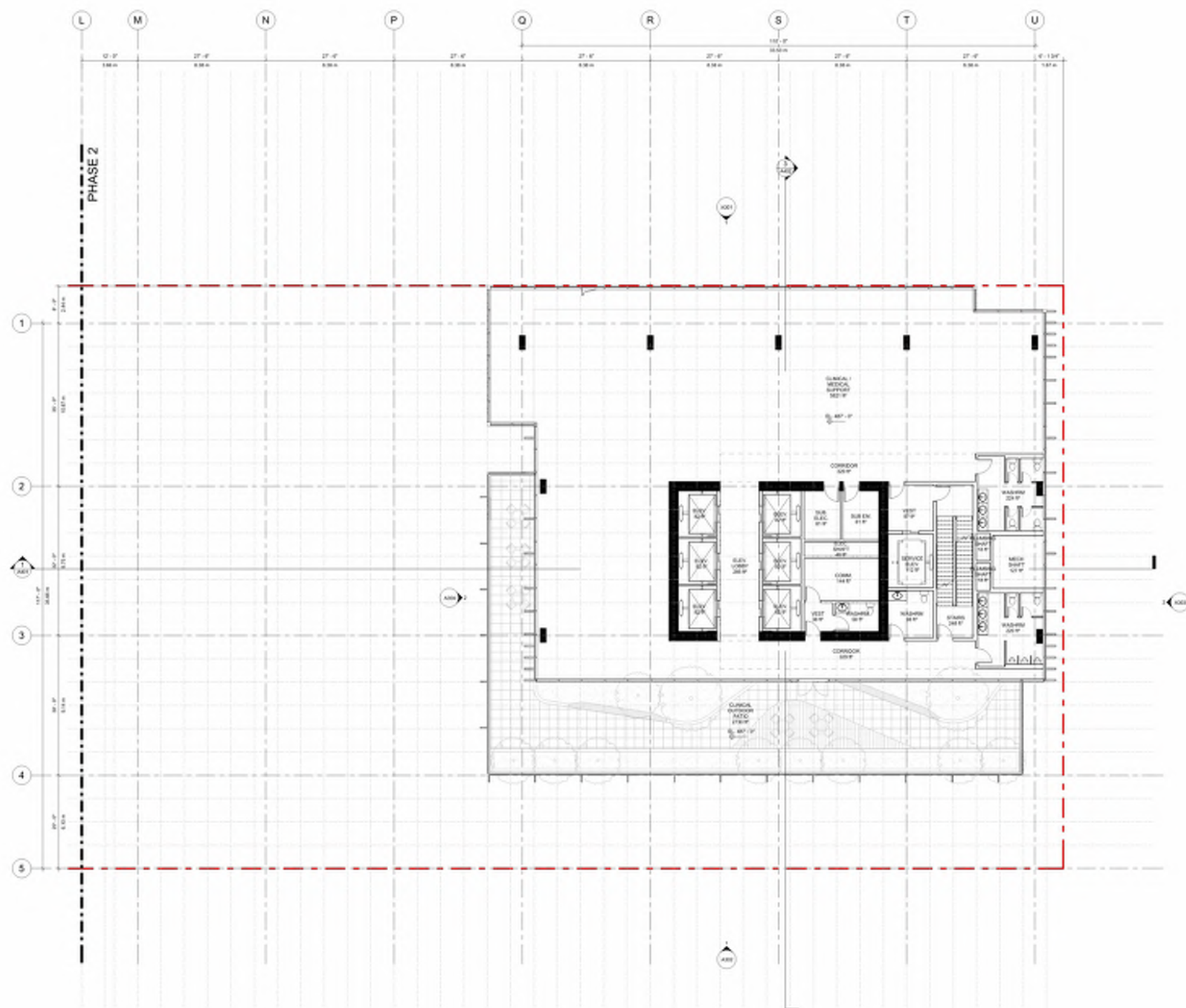
Vancouver, BC

Project
 LEVEL 25 -
 PHASE 1

Drawing
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 Project 22044

Sheet A215A





1. 2024-11-13
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 1. 2024-11-13



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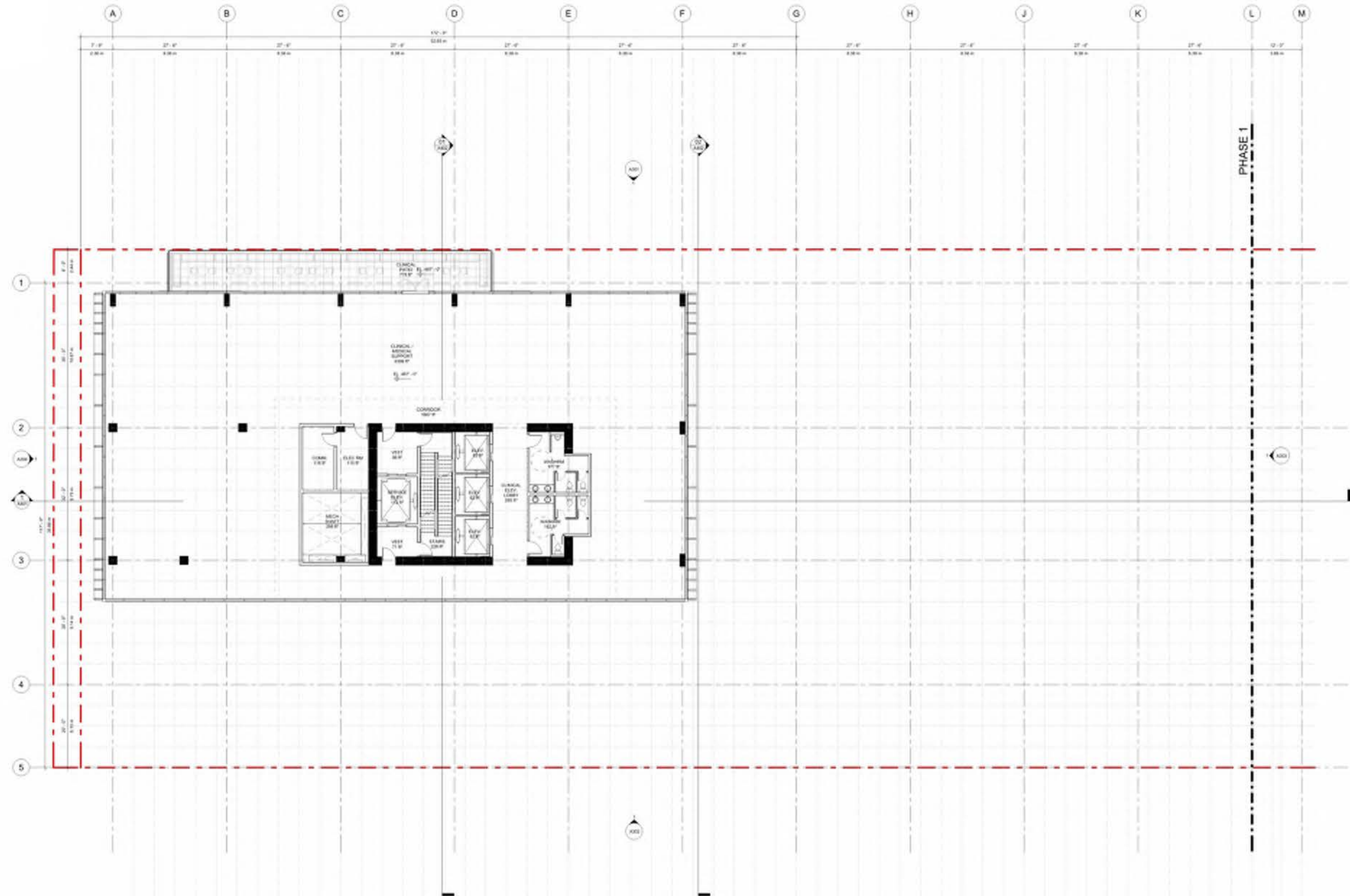
Vancouver, BC

Project
 LEVEL 27 -
 PHASE 2

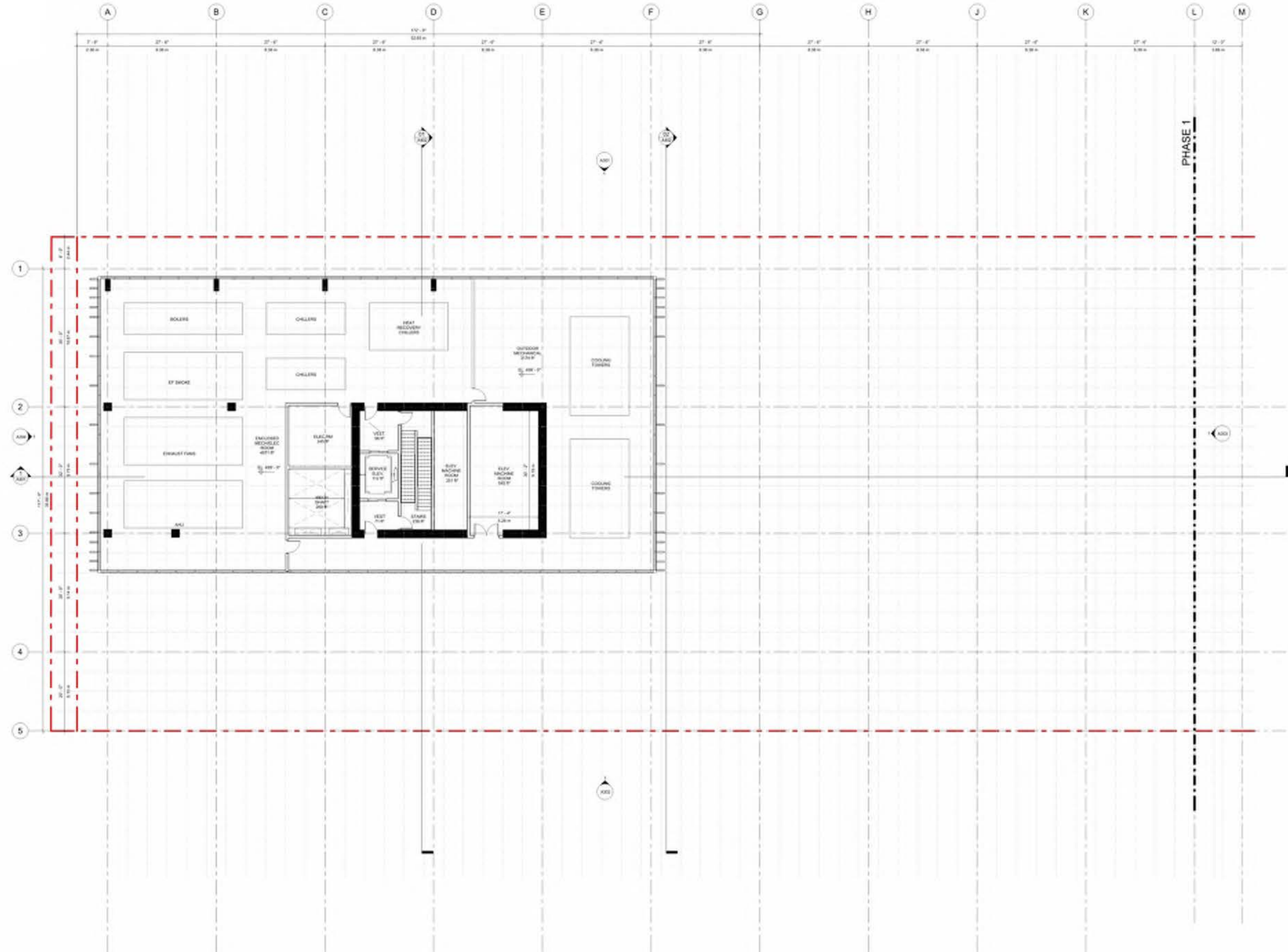
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 Project 22044
 Phase 0.00

Sheet A215B









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Project
**MECHANICAL
 ROOFTOP -
 PHASE 1**

Sheeting

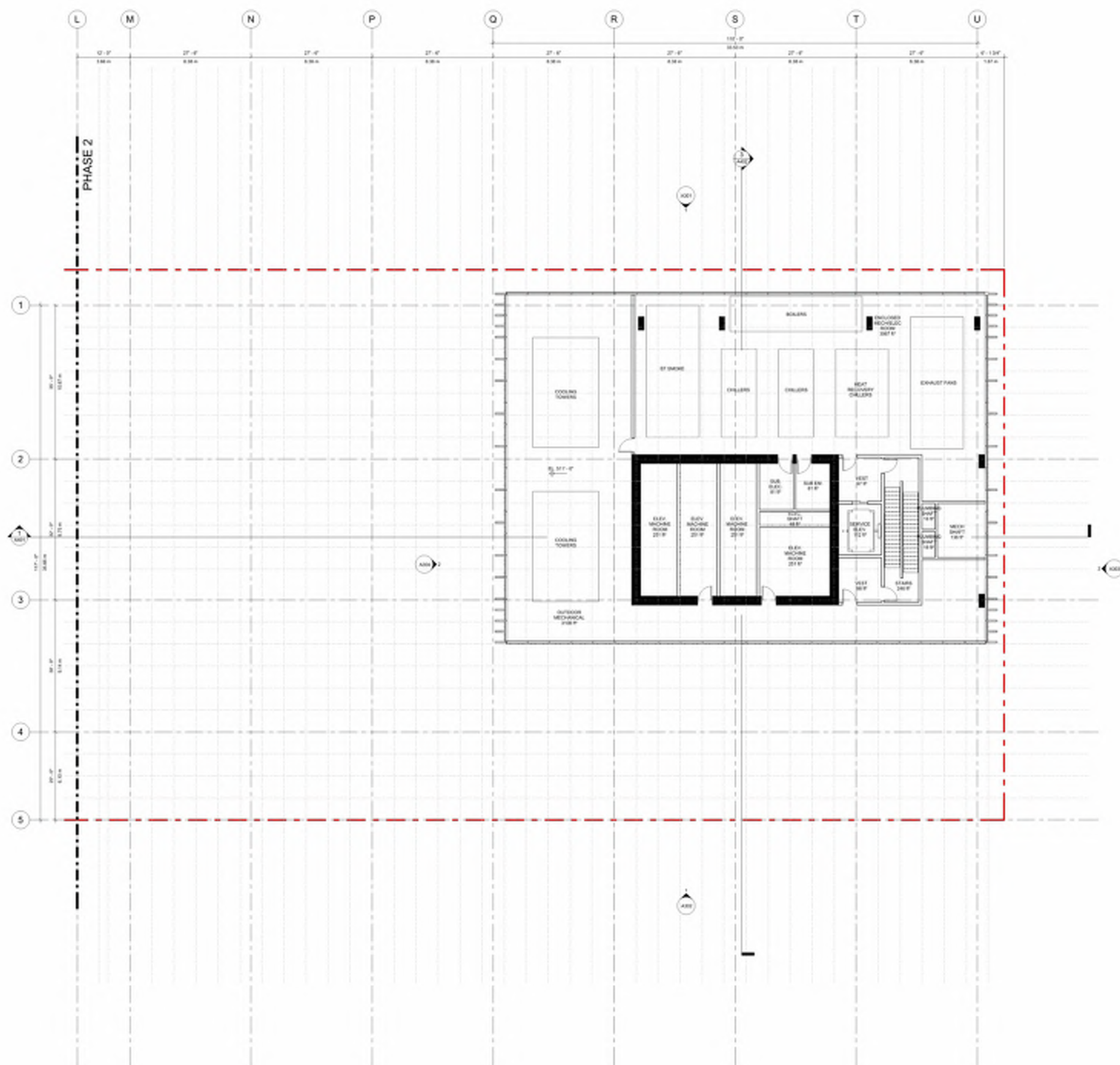
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Project 22044

Phase 0.000

Sheet A217A





1. 2024-11-21
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Project

MECHANICAL

ROOFTOP -

PHASE 2

Drawing

Scale 1/8" = 1'-0"

Project 22044

Phase 2.00

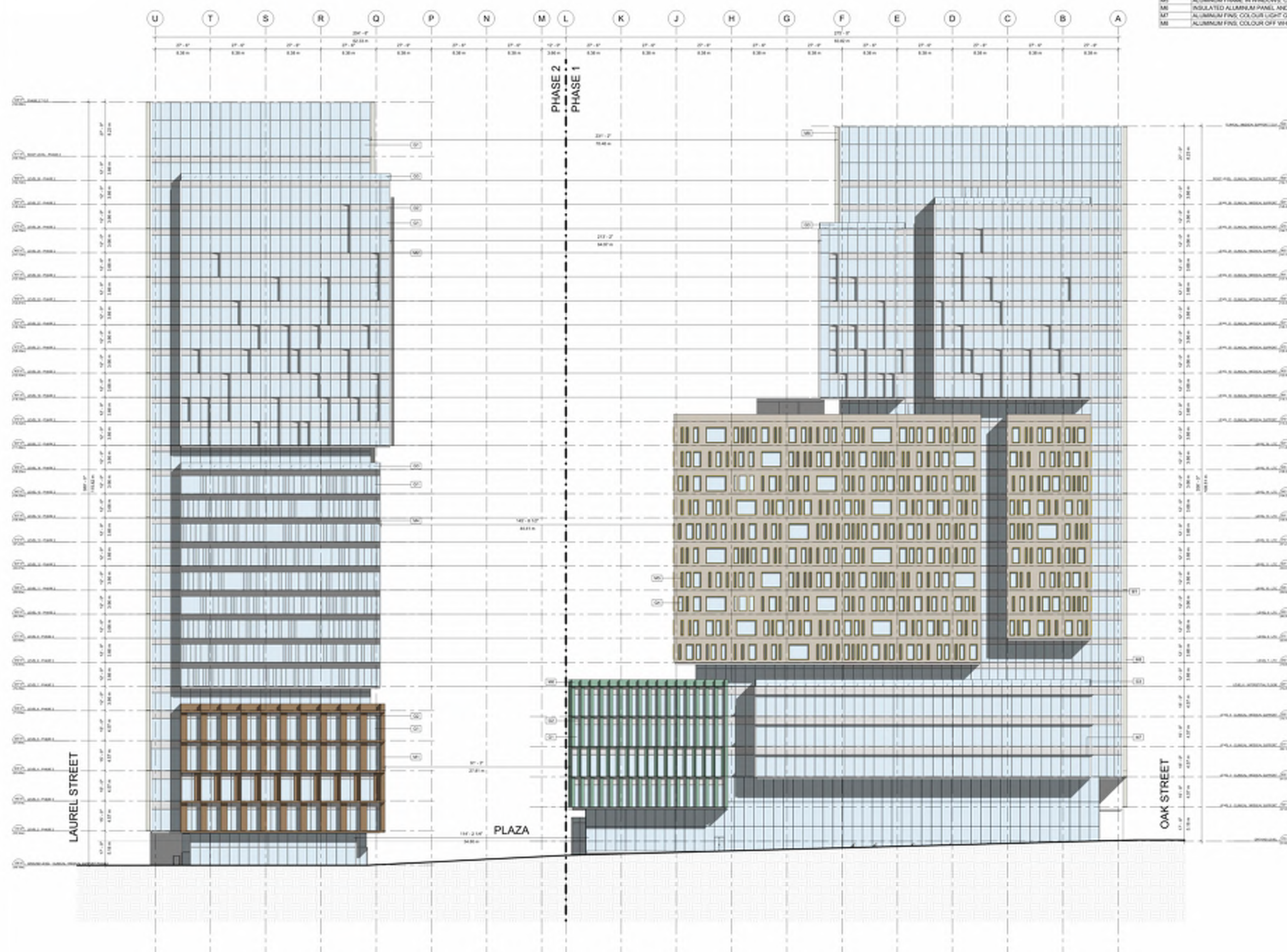
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A217B



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VALUE	DESCRIPTION
01	TERRAZZOTA WEENER WALL, COLOUR MIX OF TAN COLOURS
02	DOUBLE GLAZED 4 SIDED 350 CURTAIN WALL - VISION GLASS
03	DOUBLE GLAZED SPANDREL PANEL WITH CURTAIN WALL SYSTEM
04	CLEAR TEMPERED GUARDRAIL GLASS IN GUARDRAIL FRAME FINISH
05	DOUBLE GLAZED VISION GLASS IN WINDOWS
06	INSULATED ALUMINUM PANEL AND FINIS, COLOUR SAND
07	ALUMINUM FINIS, COLOUR CHARCOAL
08	INSULATED ALUMINUM PANEL, COLOUR CHARCOAL
09	ALUMINUM FINIS IN WINDOWS, COLOUR MARIGOLD
10	INSULATED ALUMINUM PANEL AND FINIS, COLOUR GREEN
11	ALUMINUM FINIS, COLOUR LIGHT GRAY
12	ALUMINUM FINIS, COLOUR OFF WHITE



1. 2024-11-11
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Project
NORTH
ELEVATION

Drawing

Scale 1/8" = 1'-0"

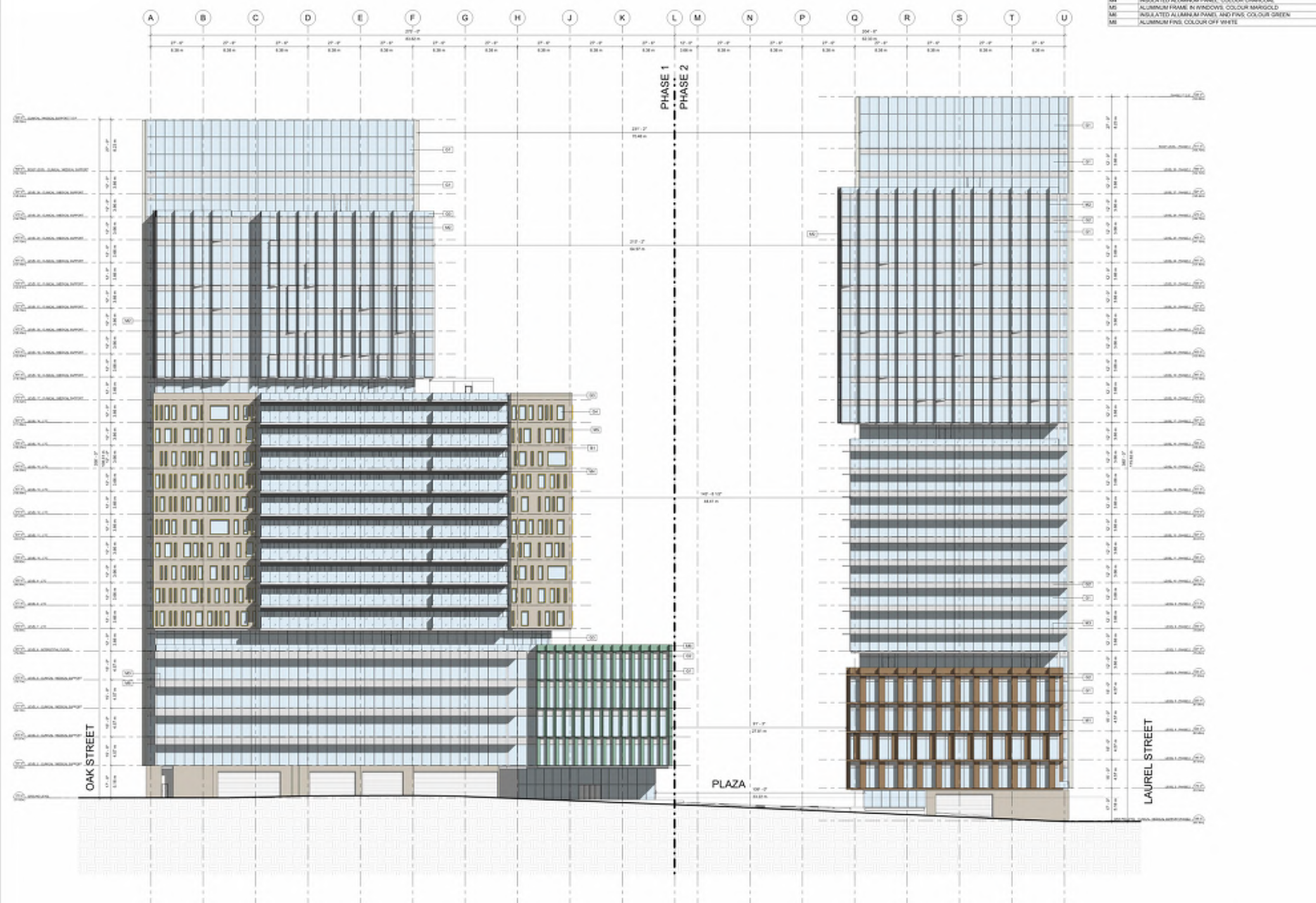
Project 22044

Phase 0.00

Sheet A301



MATERIAL LEGEND	
VALUE	DESCRIPTION
01	TERRAZZOTA WEENER WALL, COLOUR MIX OF TAN COLOURS
02	DOUBLE GLAZED 4 SIDED 350 CURTAIN WALL - VISION GLASS
03	DOUBLE GLAZED SPANDREL PANEL WITH CURTAIN WALL SYSTEM
04	CLEAR TEMPERED GUARDRAIL GLASS IN GUARDRAIL FRAME FINISH
05	DOUBLE GLAZED VISION GLASS IN WINDOWS
06	INSULATED ALUMINUM PANEL AND FINS, COLOUR SAND
07	ALUMINUM FIN, COLOUR CHARCOAL
08	ALUMINUM SUN SHADE, COLOUR LIGHT GRAY
09	INSULATED ALUMINUM PANEL, COLOUR CHARCOAL
10	ALUMINUM FRAME IN WINDOWS, COLOUR MARIGOLD
11	INSULATED ALUMINUM PANEL, AND FINS, COLOUR GREEN
12	ALUMINUM FIN, COLOUR OFF WHITE



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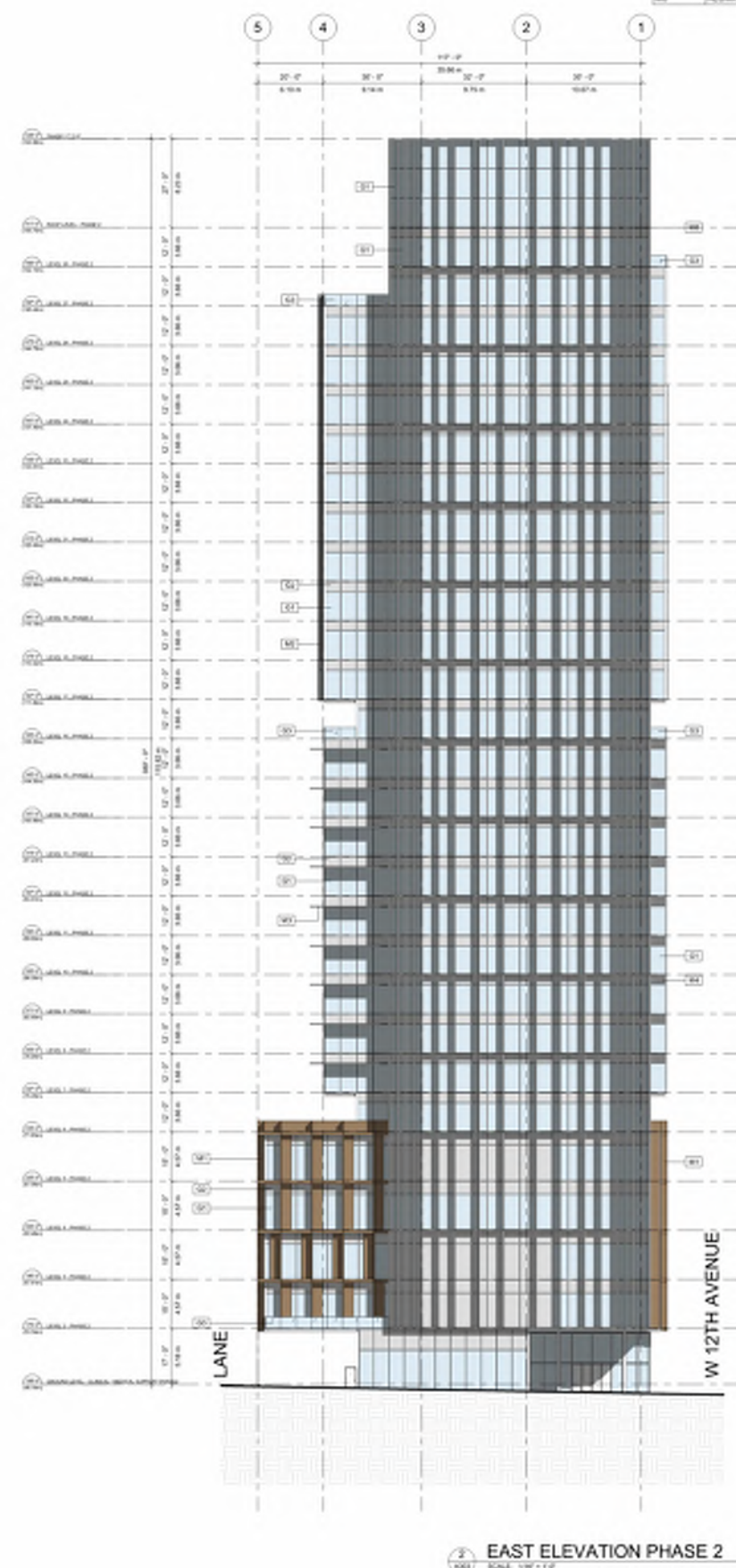
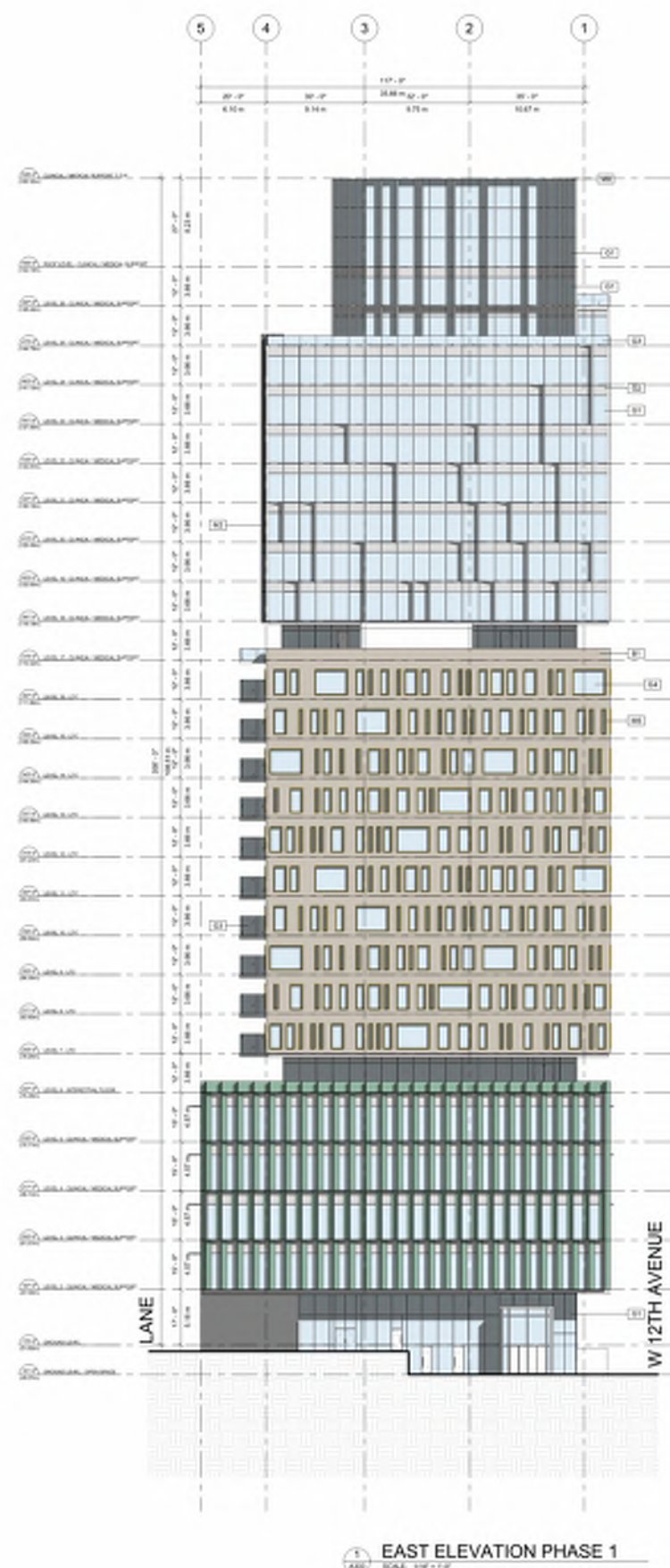
Vancouver, BC

Project
SOUTH
ELEVATION

Sheet
A302



VALUE	DESCRIPTION
01	TERRAZZOTA WEENER WALL, COLOUR MIX OF TAN COLOURS
02	DOUBLE GLAZED 4 SIDED 350 CURTAIN WALL - VISION GLASS
03	DOUBLE GLAZED SPANDREL PANEL WITH CURTAIN WALL SYSTEM
04	CLEAR TEMPERED GUARDRAIL GLASS IN GUARDRAIL FRAME FINISH
05	DOUBLE GLAZED VISION GLASS IN WINDOWS
06	INSULATED ALUMINUM PANEL AND FINIS, COLOUR SAND
07	ALUMINUM FINIS, COLOUR CHARCOAL
08	ALUMINUM SUN SHADE, COLOUR LIGHT GRAY
09	INSULATED ALUMINUM PANEL, COLOUR CHARCOAL
10	ALUMINUM FRAME IN WINDOWS, COLOUR MARGOLD
11	ALUMINUM FINIS, COLOUR OFF WHITE



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1 2024-11-01
2024-11-01



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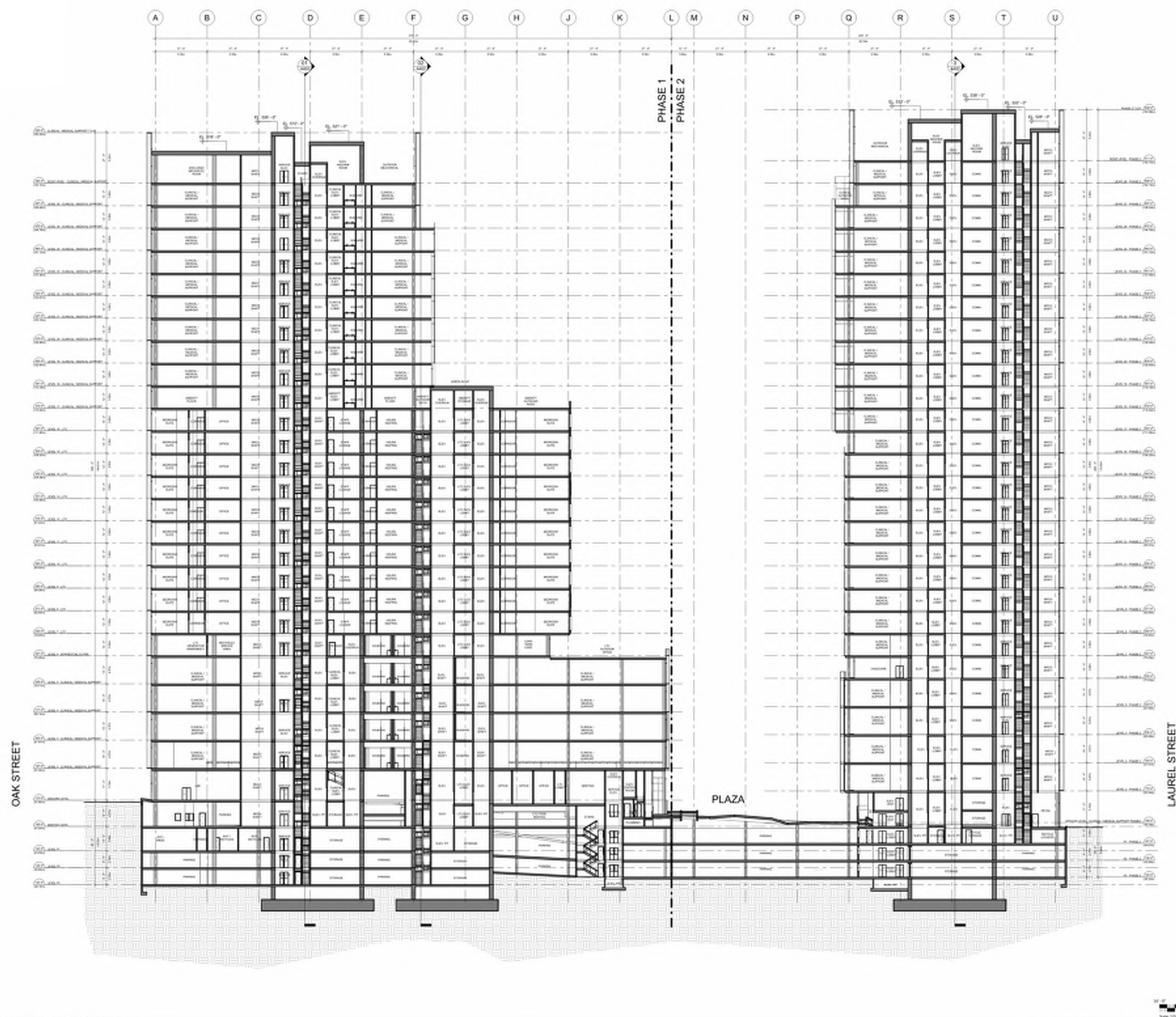
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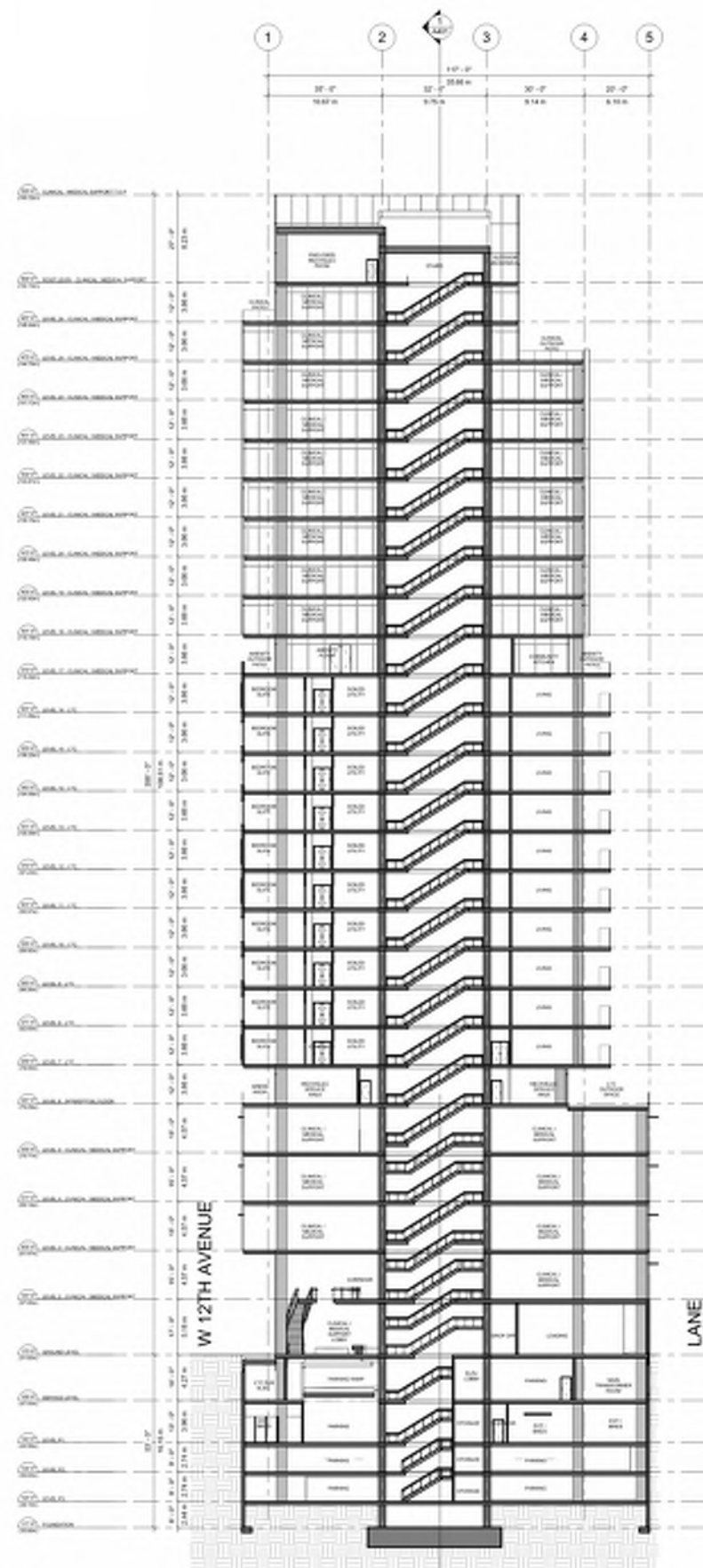
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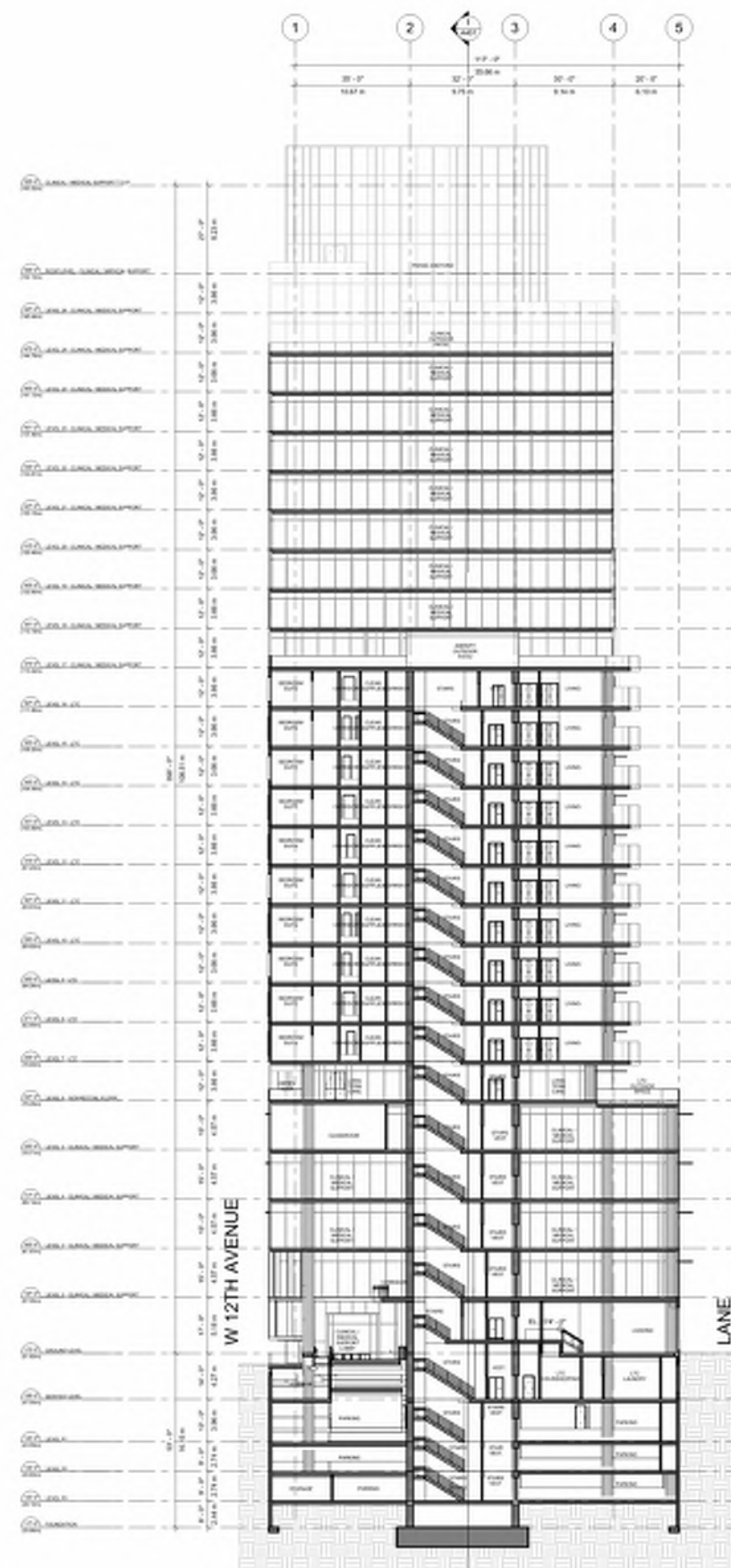
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A401



64 CROSS SECTION THROUGH CLINICAL SUPPORT CORE PHASE 1
SCALE: 1/8" = 1'-0"



65 CROSS SECTION THROUGH LTC CORE PHASE 1
SCALE: 1/8" = 1'-0"



66 CROSS SECTION THROUGH CLINICAL SUPPORT CORE PHASE 2
SCALE: 1/8" = 1'-0"

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CROSS
SECTIONS

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