

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001099 – 1200 DUFFERIN CRESCENT

Applicant / Owner: VANCOUVER ISLAND HEALTH AUTHORITY

Architect: STANTEC ARCHITECTURE LTD.

Subject Property:

<i>Zoning</i>	CS1 – Community Service
<i>Location</i>	The new facility is located on the west side (along Boundary Avenue) of the Nanaimo Regional General Hospital (NRGH) campus, south of the NRGH heli-port and to the north of the recently constructed one-storey water supply building.
<i>Total Area</i>	14.63ha.
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Hospital Urban Node; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

BACKGROUND

The Nanaimo Regional General Hospital (NRGH) is undergoing infrastructure and building upgrades to meet future community medical demands. The most recent upgrades are as follows: a new emergency department; an electrical utility building which houses three generators, an electrical distribution centre, and a water supply building.

PROPOSED DEVELOPMENT

The proposed two and a half-storey building will house the new hospital boiler infrastructure. The name of the proposed structure is the Thermal Energy Centre (TEC). The TEC is replacing the existing boilers that are currently located within the main hospital building.

Site Context

The subject property includes the NRGH hospital campus. The proposed building will front Boundary Avenue to the south of the service entrance at the Crescent View Avenue intersection. The building will be separated from the water supply building by a pedestrian walkway.

A four-storey apartment building is located on the opposite side of the street from the proposed building location. Other surrounding land uses includes medical office buildings and multiple family dwellings.

Site Design

The proposed building is in close proximity to the street (Boundary Avenue) which provided the opportunity for street presence as encouraged within the General Design Guidelines. The walkway between the water supply building and the proposed TEC building will allow service personnel to access the water supply building and pedestrians to access the hospital campus from the public sidewalk on Boundary Avenue. The existing service lane to the north of the

proposed building site allows for proposed building services: an underground fuel tank and six new staff parking spaces.

Staff Comment:

The walled causeway between the existing water supply building and the proposed building may present security concerns. What CPTED (Crime Prevention through Environmental Design) principles assure the route is safe for hospital staff and the public?

Landscape Design

The applicant will provide more information on the proposed landscape plan that is limited to street trees and lawn along Boundary Avenue, and a trellis system of the on the north and south building elevations at the DAP meeting.

Staff Comment:

The building's proximity to the hospital heli-port and overhead main hydro distribution lines will require tree species to meet BC Hydro and Ministry of Transportation regulations.

Building Design

The building mass has two distinct blocks:

- the 9m high portion for the utility function that fronts Boundary Avenue; and,
- the 5.5m high portion for the administrative function that faces the main hospital block.

The building design uses two architectural features of the water supply building, the glazed curtain wall and the brown brick cladding which respect the contemporary design of the neighbouring building.

Brown brick cladding is a feature of the south and north building elevations of the 9m portion of the building. A vertical metal cladding system caps the two elevations and reduces the scale of the two wall faces. The tall vertical inset window modules articulate the flat wall surface.

A vertical metal cladding system frames the clear glazed curtain wall that faces Boundary Avenue. The composition of both the frame element and the clear glazing showcase the internal workings of the utility.

The administrative portion of the building is clad in a black metal panel in order to distinguish the different function. A red "L-shaped" framed canopy highlights the administration building entrance.

PROPOSED VARIANCES

There are no proposed variances.

DS/GN/In