



CITY OF VANCOUVER
POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: December 22, 2005
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Meeting Date: January 31, 2006

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: CD - 1 (59) Text Amendment Vancouver General Hospital - Retail Store
(Hospital) Size

RECOMMENDATION

THAT the application by Peter Arbuckle, Development Consultant, to amend CD-1 Bylaw No. 4472 for Vancouver General Hospital, to permit a change in Retail Store (Hospital) Size Limits, generally in accordance with Appendix A, be referred to a Public Hearing, and be approved;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at the Public Hearing.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the above.

COUNCIL POLICY

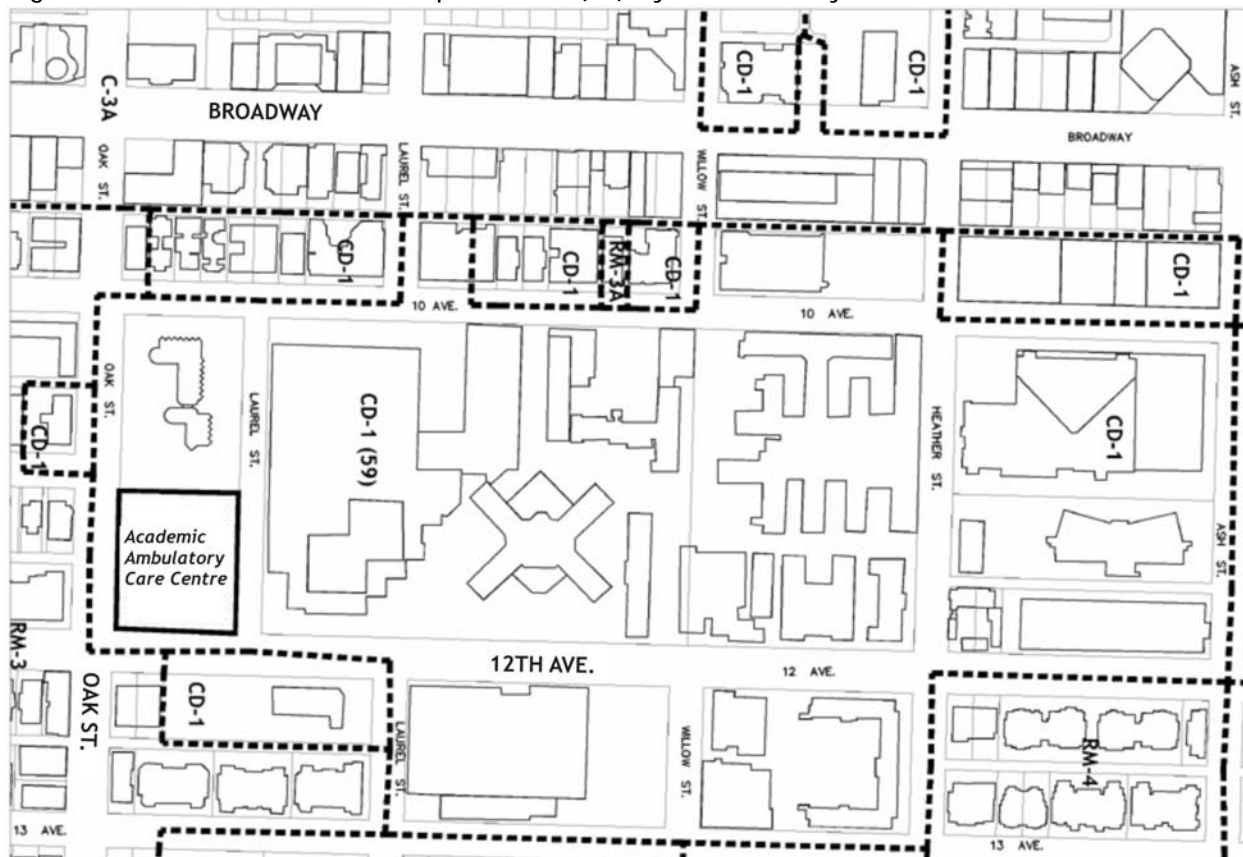
Relevant Council Policies for this site include:

- *In June, 2000, Council adopted the Vancouver General Hospital (VGH) Precinct Policy Statement, available for review in the City Clerk's office, "...as the guiding policy for evaluation of future zoning and development in the precinct, ";*
- *In November 2001, Council enacted text amendments to CD-1 Bylaw (59) No.4472, to permit Medi-Tech Uses, Service Uses and Retail Uses, Special Needs Residential Facility - Congregate Housing, and Dwelling Uses in addition to Hospital, and to increase the permissible site coverage and floor space.;*
- *In November 2002, Council adopted the Vancouver General Hospital (VGH) Precinct CD-1 (59) Guidelines. The guidelines "ensure that the design of individual developments is compatible with the overall urban design concept for the VGH Precinct, adjacent established and future residential neighbourhoods and commercial districts".*

SUMMARY AND PURPOSE

This report recommends amending the CD-1 By-Law (VGH) size restrictions for Retail Use (Hospital), to accommodate a desirable change of use from a Restaurant to a Home Health Care Store for one of the Commercial Retail Units (CRU) on the ground floor of the Academic Ambulatory Care Centre (AACC), at 2775 Laurel Street.

Figure 1: Vancouver General Hospital CD-1 (59) bylaw boundary



BACKGROUND

In the Vancouver General Hospital (VGH) Precinct Policy Statement, one of the precinct goals is “to foster greater and more legible ordering with a stronger, less institutional sense of identity”. Also noted in the Policy Statement: “The public (and staff) believe commercial uses at VGH should not challenge Broadway as the principal commercial centre. Introduction of small retail, restaurant, and service uses is intended to compliment the pedestrian environment, improve linkages to Broadway and provide public uses adjacent to open space”.

On November 6, 2001, Council approved an amendment to the VGH CD-1 By-law, part of which was to permit Medi-Tech Uses, Service Uses and Retail uses. An excerpt from the report states: “The Ambulatory Care Centre proposed for the corner of 12th Avenue and Oak Street would benefit from inclusion of... and retail uses which serve demands arising from the clinical nature of the building. These would include a pharmacy and sale of prosthetic devices or other medical products and could include a newsstand.”

As part of the approved Development Permit plans, and consistent with the Policy Statement, the ground floor retail component of the building consisted of uses ancillary to the medical nature and use of the building. The two larger retail spaces were to be a restaurant and a pharmacy.

DISCUSSION

Retail Store Size Limits: The applicant proposes to change the original proposed use from a Restaurant Class 1 to a Retail Store (Hospital) in the Commercial Retail Unit (CRU) fronting the plaza at Oak Street and 12th Avenue. The new retail use would be a medical supplies store. As a restaurant is not defined as a Retail Store (Hospital), it would not be required to meet size limits for retail uses in the By-law. Retail Store (Hospital) would be required to meet the size limits for this use as outlined in the By-Law.

In order to accommodate this proposed change, an amendment to the size restrictions for Retail Store (Hospital) would be required. The most consistent approach to removing this limitation implies deleting from the By-law the provision permitting three Retail Store (Hospital) spaces not exceeding 233 m², and replacing it with the provision for one Retail Store (Hospital) space not exceeding 233 m², and one Retail Store (Hospital) space not exceeding 466 m². This change accommodates one larger space and one intermediate sized space, instead of three intermediate spaces, thereby facilitating the new proposed use, with no new density. The CRU under discussion is 413.4 m², well within the proposed 466 m² maximum.

Staff believe that locating the Home Health Care store and the Pharmacy in the same building is complementary to the clinical nature of the building, and would not detract from commercial retail uses on Broadway. Moreover, staff believe that increasing the number of larger Retail Store (Hospital) spaces in the AACC would have negligible or no impact on Broadway or other commercial centres.

Future Retail Store (Hospital) uses in the rest of the precinct will be limited to Sub-Area A and Sub-Area B. Within these areas, Retail would be limited primarily to the Heather Pavilion, and to the Medi-Tech 1 ground floor on 10th Avenue at Heather Street. City staff believe that the proposed size restriction changes, as applied to these other new buildings in the precinct, would be compatible with future retail uses desired by VGH. Additionally, the area used for Retail Store (Hospital) in the AACC consists of over half the maximum floor area for Retail Store (Hospital) use in the entire VGH precinct.

Use: This Retail Store (Hospital) use is ancillary to the medical, clinical nature of the building. The store itself would carry products such as prosthetic devices and medical supplies typically unavailable in retail pharmacies; a need for which would be generated from patients and clients within the building, or buildings in close proximity within the hospital precinct. Therefore the proposed use is seen to be complementary to the principal uses in the AACC, and a suitable type of on site retail. As such, amending the by-law to accommodate the use is desirable.

Form of Development: The plaza and pedestrian interface at the corner of Oak Street and 12th Avenue are very important elements of the public realm. This is a key entry point to the precinct. In maintaining consistency with the Policy Statement, the By-law and good urban design, the retail frontage should complement the pedestrian environment. Pedestrian permeability to the building is key. Consistency with both building character, and other retail frontages is also important.

The VGH Precinct CD-1 Guidelines specifically state that “facade transparency and views into building activities should be provided, especially at grade levels; accordingly, use of mirrored or highly reflective glass is discouraged”. Staff support retail frontages and displays that comply with this guideline.

Parking: No increase in parking is recommended, as not net increase in floor area is proposed.

FINANCIAL IMPLICATIONS There are no financial implications.

CONCLUSION

Staff support an amendment to the VGH CD-1 By-law, amending provisions for Retail Store (Hospital) size limits. Staff believe these changes compliment the Commercial Use goals set out in the Policy Statement.

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CD-1 (59) BY-LAW NO. 4472 - DRAFT AMENDMENT

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

4.3.1

The sales area of any Retail Store (Hospital) must not exceed 93 m², except for one such store where the sales area must not exceed 233 m², and one such store where the sales area must not exceed 466 m²

Academic Ambulatory Care Centre: Ground Floor Plan Illustrative Diagram

