



CITY OF VANCOUVER  
POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: 2005-12-22  
Author: J. Anderson  
Phone No.: 604.873.7005  
RTS No.: 5404  
CC File No.: 11-3600-03  
Meeting Date: January 31, 2006

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: CD-1 (59) Text Amendment Vancouver General Hospital - Frontage

## RECOMMENDATION

THAT the Director of Current Planning amend the CD-1 Bylaw No. 4472 for Vancouver General Hospital to permit a change in frontage provisions, and that the application be referred to a Public Hearing, generally in accordance with Appendix A;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary By-law, generally in accordance with Appendix A, for consideration at 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:

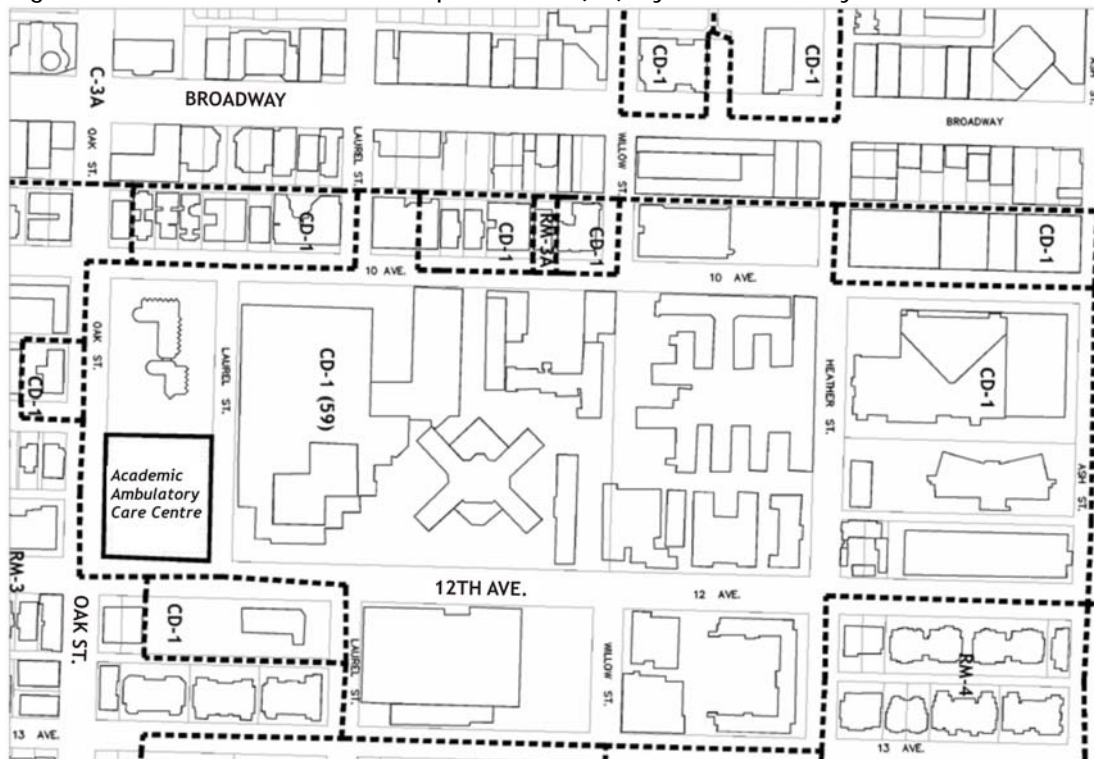
- *In June, 2000, Council adopted the Vancouver General Hospital (VGH) Precinct Policy Statement, available for review in the City Clerk's office, "...as the guiding policy for evaluation of future zoning and development in the precinct, ";*

- *In November, 2001, Council enacted text amendments to CD-1 By-law (#59) No.4472, to permit Medical-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 April, 2004, Council approved the Vancouver General Hospital Implementation Cost Recovery Program to assist VGH by undertaking a review of proposed zoning changes to articulate CD-1 text amendments which would be consistent with the VGH Precinct Policy Statement. The Program would also assist VGH with processing subsequent applications.*

## PURPOSE AND SUMMARY

This report recommends amending provisions of the VGH CD-1 By-Law, to exclude the Academic Ambulatory Care Centre, 2775 Laurel Street from retail frontage provisions.

Figure 1: Vancouver General Hospital CD-1 (59) by-law 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."

The Development Application DE408537 for the Academic Ambulatory Care Centre (AACC) was approved by the Development Permit Board (DPB) in November of 2004. At the time of the meeting, it was noted by DPB members that this retail frontage provision would be hard to

comply with given the existing building design, thus DPB members offered support for a text amendment exempting the AACC from the 7.7 m retail frontage provision in the CD-1 (59) Bylaw.

## DISCUSSION

**Form of Development:** The plaza and pedestrian interface at the corner of Oak St. and W 12th Ave. are very important elements of the public realm. This is a key entry point to the precinct. In maintaining good urban design, the retail frontage should complement the pedestrian environment. Pedestrian and visual permeability to the building is key.

Staff believe that the retail frontage on the ground floor complements the surrounding environment, as the treatment of both window frontages, and retail layouts will be required to facilitate sight lines well into the retail spaces. Staff also believe that exempting the AACC from the 7.7 m frontage restriction is acceptable, as exterior entrance-ways into each retail space are provided, which adequately break apart the continuousness of walls and windows. The 7.7 m retail frontage provision is a safeguard against long, monotonous storefronts that disengage the building from the public realm. However, the frontages on this site maintain an active edge, and facilitate movement into, and around the building.

## FINANCIAL IMPLICATIONS

There are no financial implications.

## CONCLUSION

Staff support a text amendment to the CD-1 By-law for VGH, exempting the AACC from retail frontage limits, as the frontages effectively maintain an active edge, as well as pedestrian and visual permeability to the building.

\* \* \* \* \*

CD-1 BY-LAW (#59) NO. 4472 for Vancouver General Hospital - 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.

5.1

The frontage for each of the premises used for Retail Uses or Service Uses, and located on a floor having an elevation within 2.0 m of street grade, must not exceed 7.7 m, except for:

5.1.1 Restaurant - Class 1;

5.1.2 uses in the Original Heather Pavilion; and

5.1.3 uses in the Academic Ambulatory Care Centre at 2775 Laurel Street in Sub-Area A.