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CITY OF **VANCOUVER**

ADMINISTRATIVE REPORT

Report Date:	May 16, 2006
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RTS No.:	05984
VanRIMS No.:	11-3500-10
Meeting Date:	June 13, 2006

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Form of Development: 4875 Heather Street (Saint Vincent's Hospital)

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as St. Vincent's Hospital – 749 West 33rd Avenue (4875 Heather Street being the application address) be approved generally as illustrated in the Development Application Number DE409878, prepared by Henriques Partners and IBI Group Architects in Joint Venture and stamped "Received, Community Service Group, Development Services, March 10, 2006", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the form of development for this portion of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on April 13, 1967, City Council approved a rezoning of this site from One-Family Dwelling District (RS-1) and Two-Family Dwelling District (RT-2) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 4671 was enacted on December 5, 1972.

A further Public Hearing was held September 15, 2005, during which Council approved an amendment to the existing CD-1 By-law permitting 60 units of Senior's Supportive or Assisted Housing, and eight units of housing for young disabled adults (classified as Special Needs Residential Facility Class-B) to be built on the southeast portion of the site. Amending By-law No. 9203 was enacted on November 23, 2005.

The site is located at the northwest corner of West 33rd Avenue and Heather Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE409878. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves construction of an approximately 53,713 square foot, four-storey-plus-cellar building providing sixty units of Senior's Supportive and Assisted Housing, and eight units of Special Needs Residential Facility Class-B on this site. The building is located in the southeast corner of the site.

This residential facility represents the first phase of a redevelopment program and has been reconciled with an overall "Campus of Care" master planning endeavour.

A rezoning application for the balance of the site, proposing a variety of health care services and assisted living for seniors, is expected within the next year.

The proposed development has been assessed against the CD-1 By-law and Council approved conditions and responds to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE409878, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

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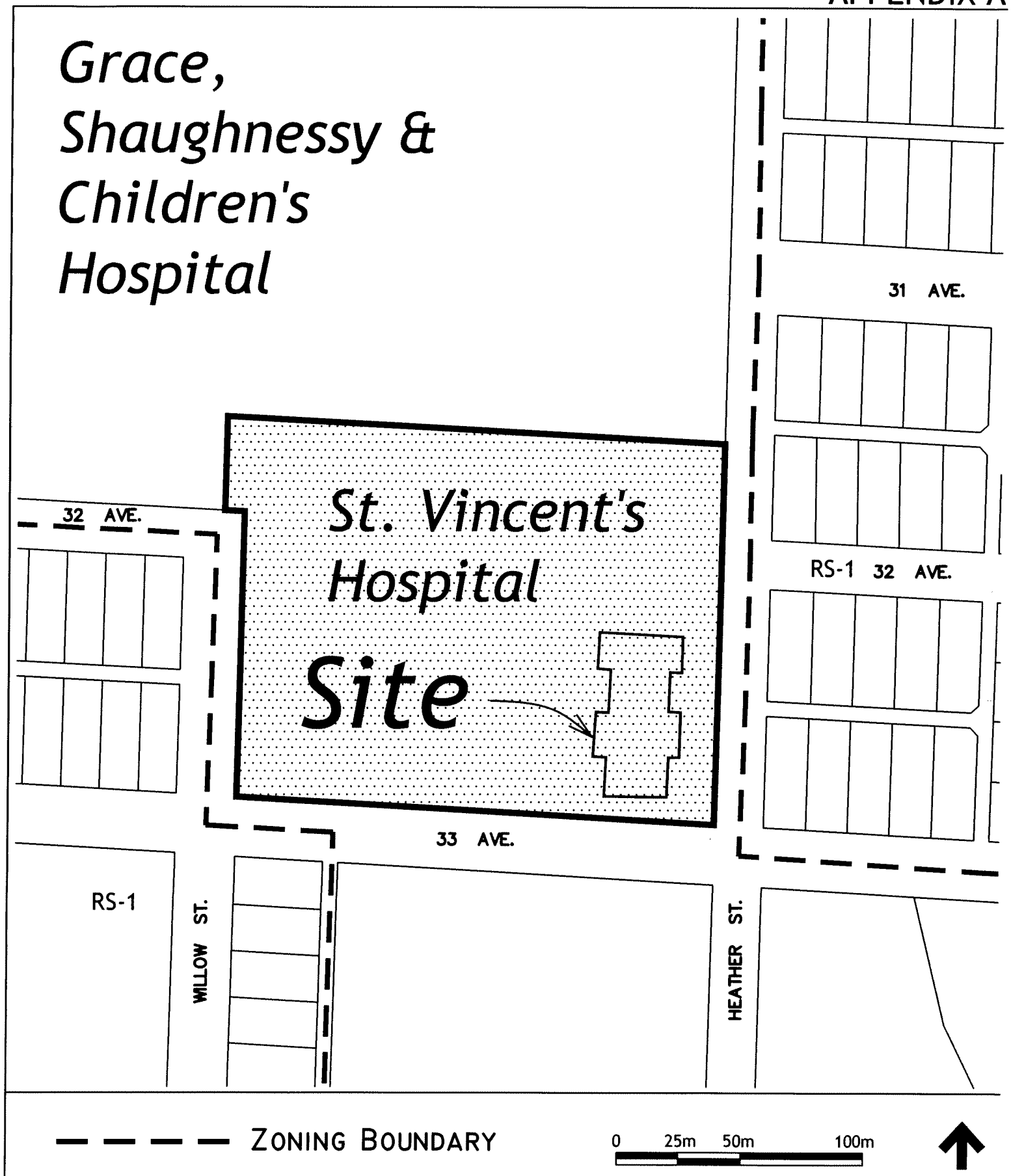
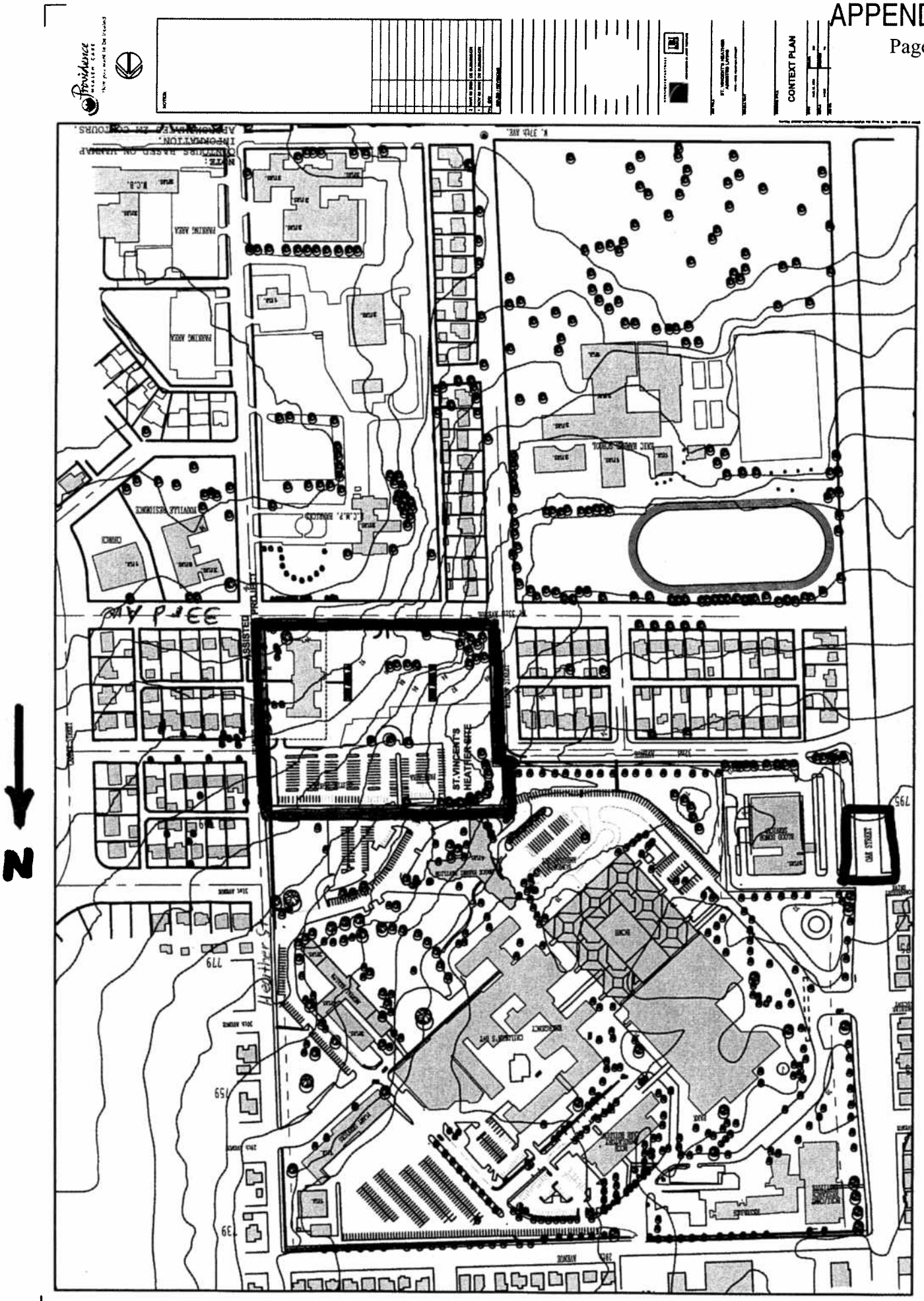
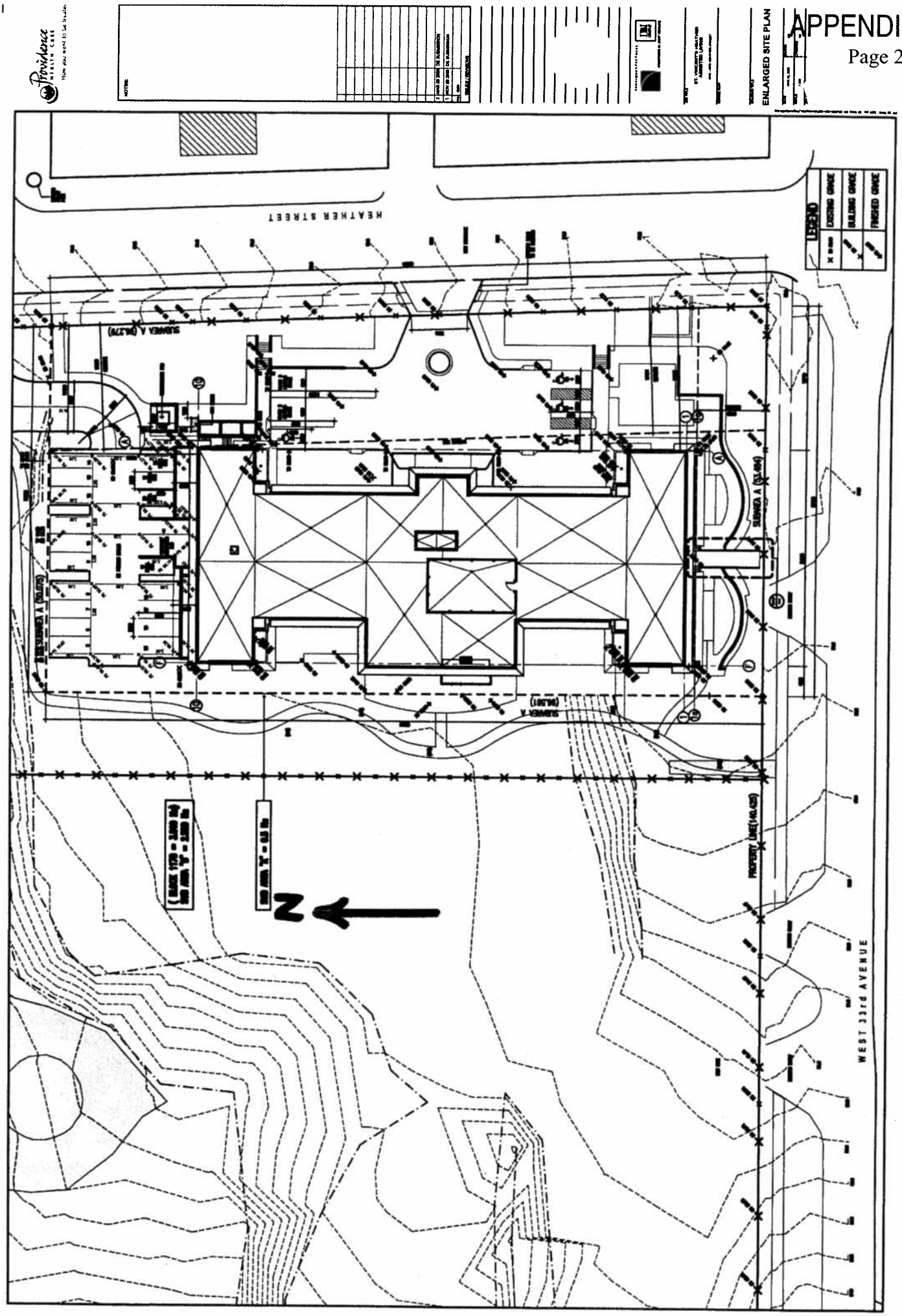
APPENDIX A

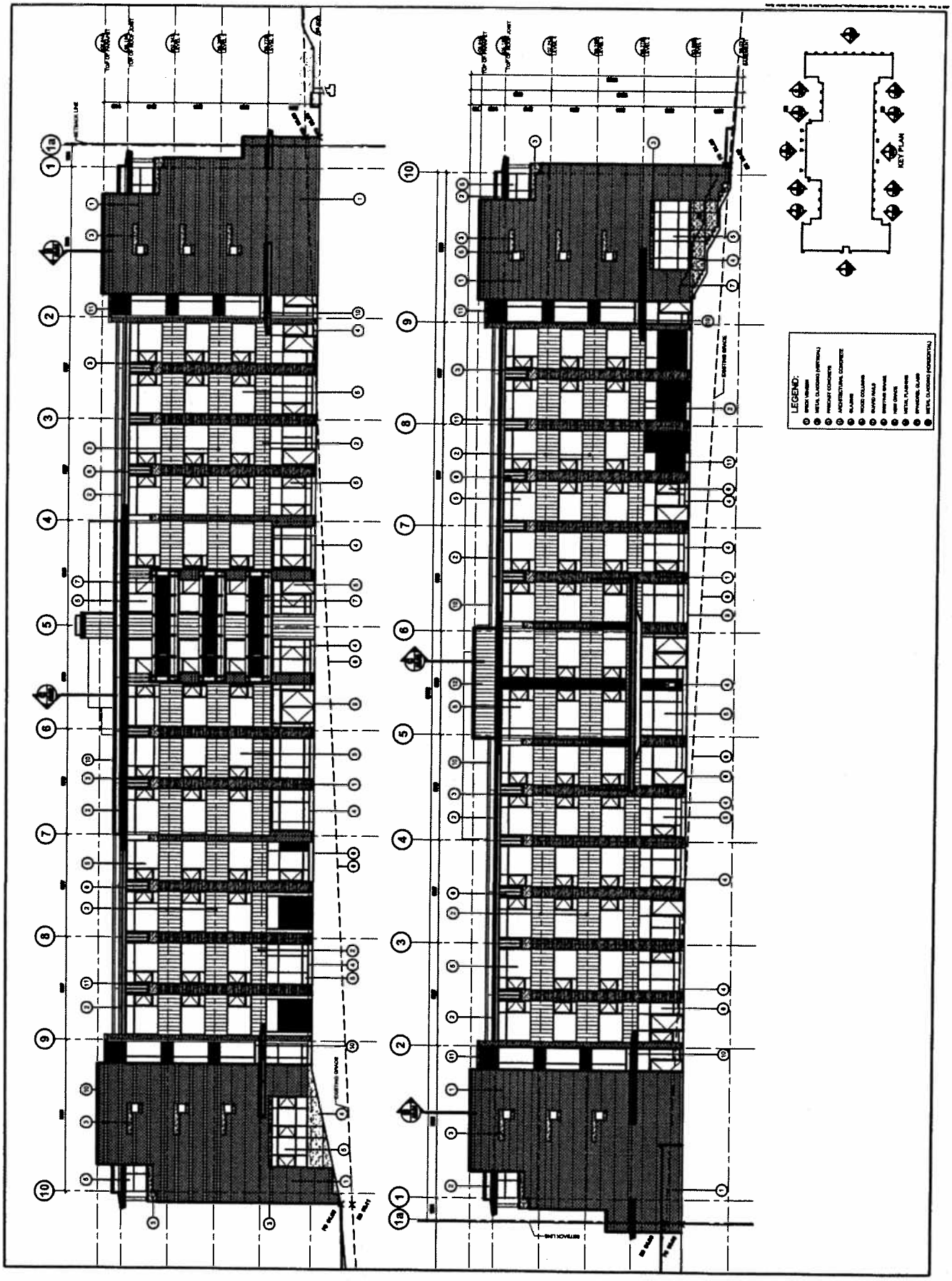


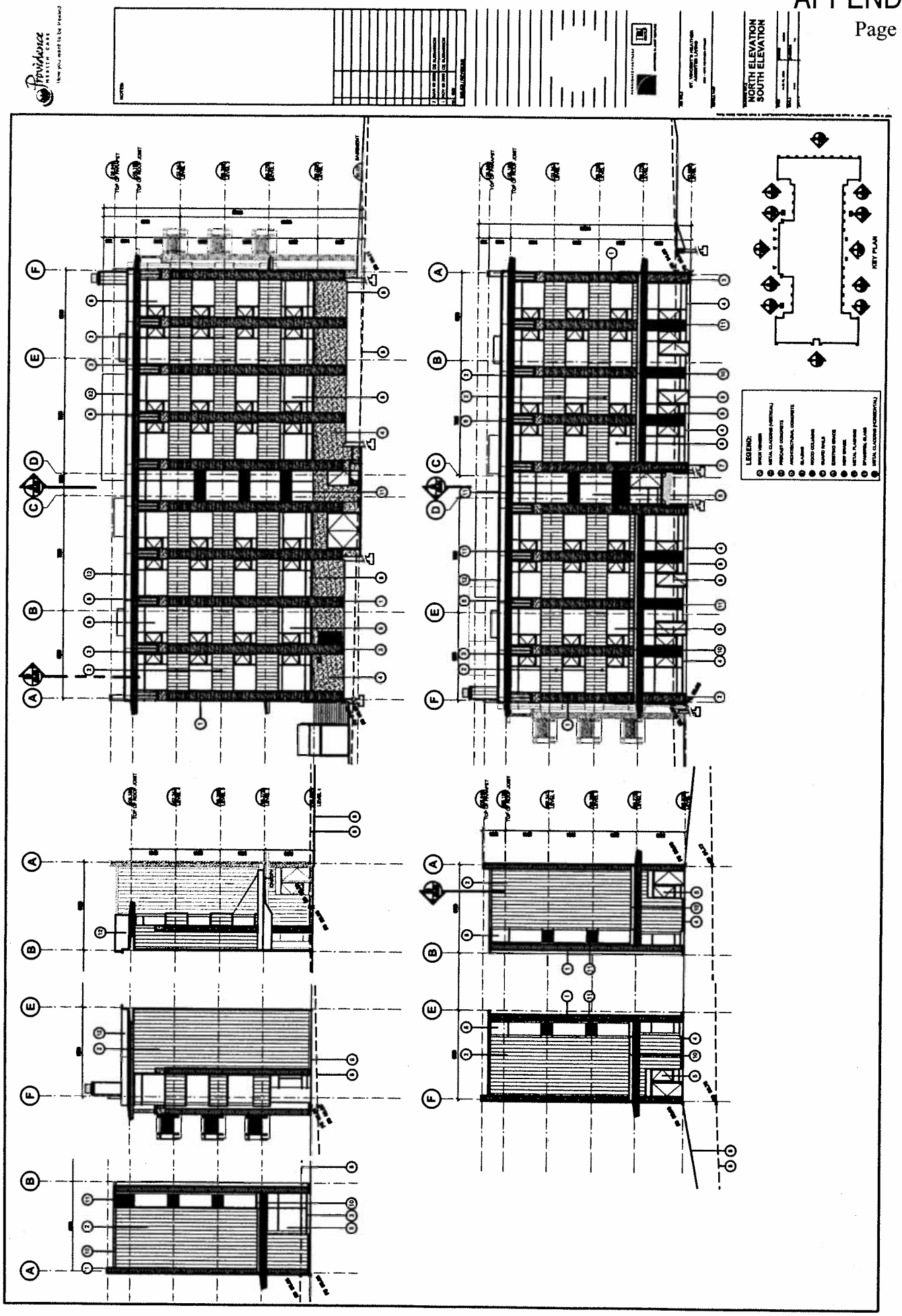
Site: 4875 Heather Street , DE409878
City of Vancouver Planning Department

Date: 2006 April 26
Drawn: TM
Scale: 1:2000


CONTEXT PLAN
ST. VINCENT'S HEATHER SITE
ASSISTED PROJECT
33rd AVE
N


ENLARGED SITE PLAN
HEATHER STREET
WEST 33rd AVENUE
LEGEND
EXISTING GRADE
BUILDING GRADE
FINISHED GRADE
N


EAST ELEVATION
WEST ELEVATION
KEY PLAN
LEGEND:


NORTH ELEVATION
SOUTH ELEVATION
KEY PLAN
LEGEND: