



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: August 29, 2006
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VanRIMS No.: 11-3500-10
Meeting Date: September 26, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: Vancouver General Hospital Master Plan

RECOMMENDATION

THAT the form of development for the Master Plan of the CD-1 zoned site known as Vancouver General Hospital be approved generally as illustrated in the Development Application Number DE408792, prepared by Davidson Yuen Simpson Architects and stamped "Received, Community Service Group, Development Services, May 30th 2006", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties;

AND FURTHER that the Director of Legal Services be instructed to prepare amendments to the Servicing and Open Space Agreement to revise the phases of development and schedule for delivery of public open space, in accordance with the Form of Development.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

The Vancouver General Hospital Precinct Policy Statement was approved by Council in June 2000, as a policy framework to guide subsequent rezoning and development.

The Comprehensive Development District (CD-1) zoning was amended in November 2002, providing for residential, medical technology and commercial uses in addition to hospital and related uses previously provided for in the CD-1 zoning. Development Guidelines and a Preliminary Development Plan were also approved.

PURPOSE

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

SITE DESCRIPTION AND BACKGROUND

The VGH precinct is comprised of 13 parcels, generally between West 10th and 12th Avenues and Oak and Ash Streets, and including two blocks between West 12th and 13th Avenues, between Heather and Laurel Streets. The site and surrounding zoning are shown on the attached Appendix 'A'.

At a Public Hearing in 2002, Council approved "in principle" the form of development for the Vancouver General Hospital (VGH) Precinct. In approving the rezoning application, Council required that the Development Permit Board grant approval to a Preliminary Development Application for the area to contain medi-tech developments, open space and the Heather Pavilion, (Sub-Area B) prior to Council's consideration of amendments to the preliminary form of development.

A Preliminary Development Application (PDA) for Sub-Area B was submitted by Davidson Yuen Simpson Architects, on behalf of the Hospital, in August, 2004. On January 31, 2005, the Development Permit Board granted approval "in principle" to the PDA, subject to a number of conditions, including Council's approval of the form of development.

DISCUSSION

The Preliminary Development Application for the VGH precinct equates to a "Master Plan" that will guide future development in the precinct. Council's approval of the overall form of development is sought.

Individual development applications will be submitted for each of the planned projects in the precinct. Redevelopment will occur over at least 20 years, as new buildings are constructed, patients and functions relocated, and sites made available.

Simplified plans of the overall master plan have been included in Appendix B.

ANALYSIS OF FORM OF DEVELOPMENT

Only one significant variation to the form of development has been made since Council approved the preliminary form of development in 2002. At the time of the rezoning, seven (7) sites were identified for future medi-tech development. In 2004, Council approved amendments to the CD-1 By-law necessary to accommodate the VGH Energy Centre (power plant) underground on the site formerly identified as Medi-Tech 7 (south side of West 12th

Avenue, west of Willow Street). The underground location of the Energy Centre, now under construction, will result in an increase in total open space delivered in the Precinct and will provide a more sensitive transition to the residential neighbourhood to the south. In addition, the first section of the Willow Pedestrian Corridor (between 12th and 13th Avenues) will be delivered in conjunction with completion of the Energy Centre. The density previously attributed to the Medi-Tech 7 site, will be redistributed, where possible, to other medi-tech sites in the precinct.

With the exception noted above, the form of development proposed through the PDA is consistent with that seen and approved, in principle, by Council in 2002. The overall form of development has been assessed against the CD-1 By-law and Council approved guidelines and responds to the stated objectives.

CHANGES TO PHASING

As the planning process for the precinct has evolved, changes have been made to the sequence in which individual developments will proceed. The changes are based on VGH's ability to obtain funding, open new facilities, relocate patients and services and then demolish existing buildings. The current Servicing and Open Space Agreement outlines a schedule for delivery of the public open space which was established in 2002.

Staff have worked closely with VGH to determine a reasonable and timely delivery of open space elements. With each new development, the Hospital will deliver a significant portion of the public open space adjacent to that development, as with the Energy Centre (Willow Pedestrian Corridor - West 12th Avenue to West 13th Avenue) and the "Nurse's Residence" project (public open space at Willow Street and West 13th Avenue).

In order to change the sequence of delivery, the Servicing and Open Space Agreement must be revised. Council is requested to instruct the Director of Legal Services to undertake the necessary amendments to that document.

DELIVERY OF PUBLIC OPEN SPACE TO DATE

In accordance with the Servicing and Open space Agreement, a temporary open space area has been provided to compensate for the loss of the public tennis courts on the Academic Ambulatory Care Centre site (Oak Street and West 12th Avenue). The temporary open space is located on the site of the former "Women's Residence" at Heather Street and West 11th Avenue.

As a result of the Energy Centre project at West 12th Avenue and Willow Street, an additional area of public open space has been created, which adjoins the future Willow Street pedestrian corridor between West 12th and West 13th Avenues, and the future open public open space at Willow Street and West 13th Avenue, which is currently occupied by the Surgical Daycare Centre, scheduled for demolition later in 2006. That open space and the pedestrian corridor, will be completed prior to occupancy of the "Nurse's Residence" project ("Tapestry") which is under construction.

FIRST MEDI-TECH PROJECT

In a subsequent report to Council this day, staff recommends approval of the final form of development for the ICORD (International Collaboration on Repair Discoveries) project at 818 West 10th Avenue. This is the first medi-tech building proposed for the Precinct and was approved by the Development Permit Board, subject to conditions, in March, 2006. Issuance of the Development Permit for ICORD is contingent on Council's approval of the form of development for the Master Plan, as well as approval of its specific form of development.

FINANCIAL IMPLICATIONS

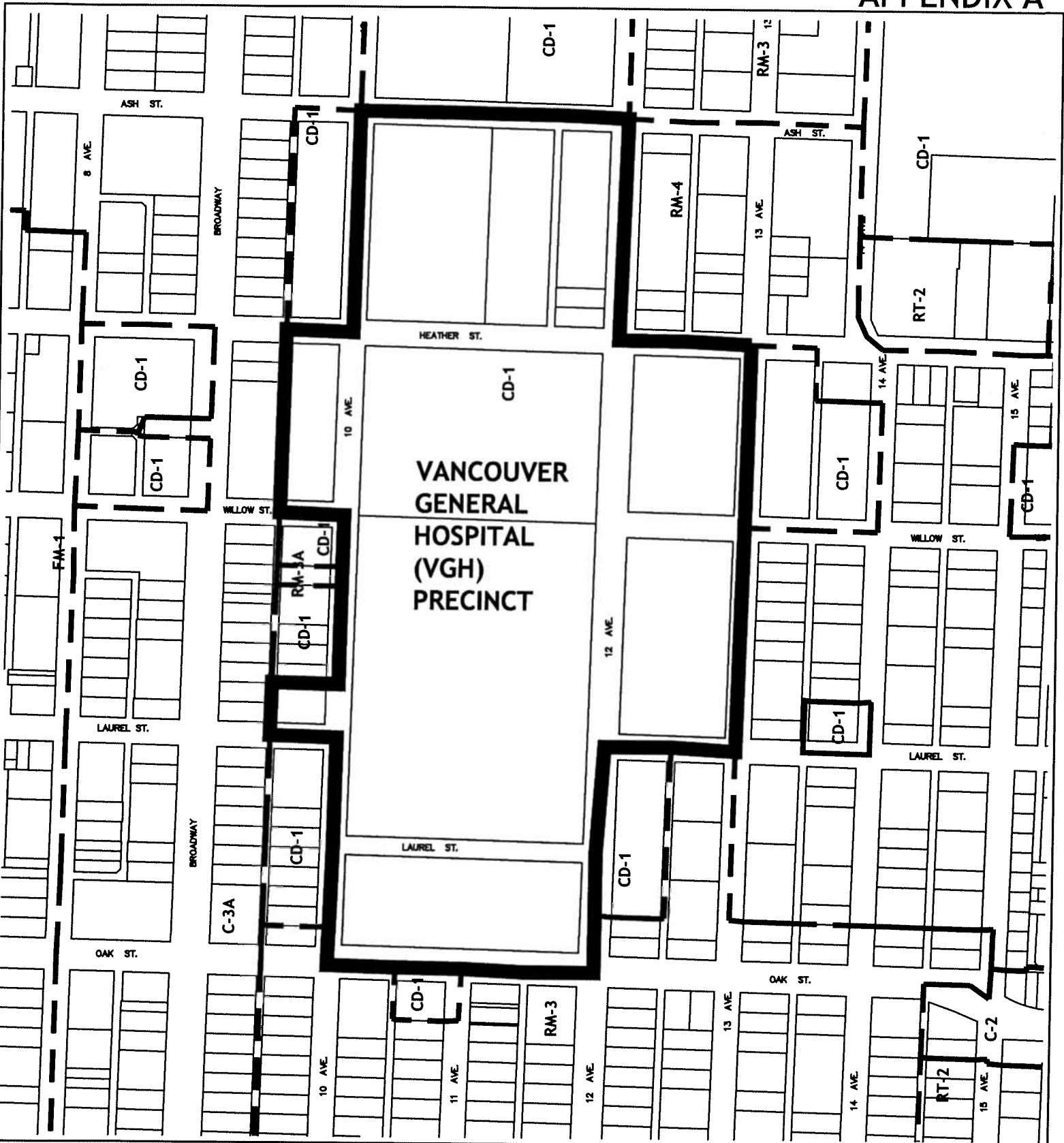
There are no financial implications with regard to the proposed form of development.

A subsequent report regarding the proposed Public Realm Plan will discuss the financial implications to the City's operating and maintenance budgets.

CONCLUSION

The Development Permit Board has approved Development Application Number DE408792, 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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--- ZONING BOUNDARY



VGH MASTER PLAN 2006 - CONSTRUCTION AND DEMOLITION

