



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: August 29, 2006
Author: S. Hearn
Phone No.: 604.871.6476
RTS No.: 6191
VanRIMS No.: 11-3500-10
Meeting Date: September 26, 2006

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Form of Development: VGH Precinct - 818 West 10th Avenue (ICORD)

RECOMMENDATION

THAT, subject to Council's approval of the overall form of development for the VGH Precinct this day, the form of development for this portion of the CD-1 zoned site known as Vancouver General Hospital (818 West 10th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE409911, prepared by Musson Cattell Mackey Partnership and stamped "Received, Community Service Group, Development Services, May 8, 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.

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 this portion of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing in 2002, City Council approved a rezoning of the VGH Precinct to provide for residential, medical technology and commercial uses in addition to hospital use in the area generally bounded by Ash and Oak Streets, West 10th Avenue and West 13th Avenue. Council also approved "in principle" the overall form of development for the Precinct. Amending By-law Number 8584 was enacted and amended companion Guidelines (Vancouver General Hospital [VGH] Precinct CD-1 Guidelines) were adopted by Council on November 7, 2002.

On January 31, 2005, the Development Permit Board granted approval "in principle" to a Preliminary Development Application (Master Plan) for the VGH Precinct, which will guide future development expected to occur over the next 20 or more years. The final Form of Development for the Master Plan is before Council today in a separate report and must be approved in order for the ICORD project to proceed to permit issuance.

The ICORD site is located on the southwest corner of Willow Street and West 10th Avenue. The site and surrounding zoning are shown on the attached Appendix 'A'.

On March 27, 2006, the Development Permit Board approved Development Application Number DE409911. This project is the first medi-tech building to proceed under the amended zoning. The Board's 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 development of a six-storey research and rehabilitation facility (Medi-Tech building) related to the "International Collaboration on Repair Discoveries" (ICORD) program and office facilities for the Rick Hansen, Man in Motion Foundation.

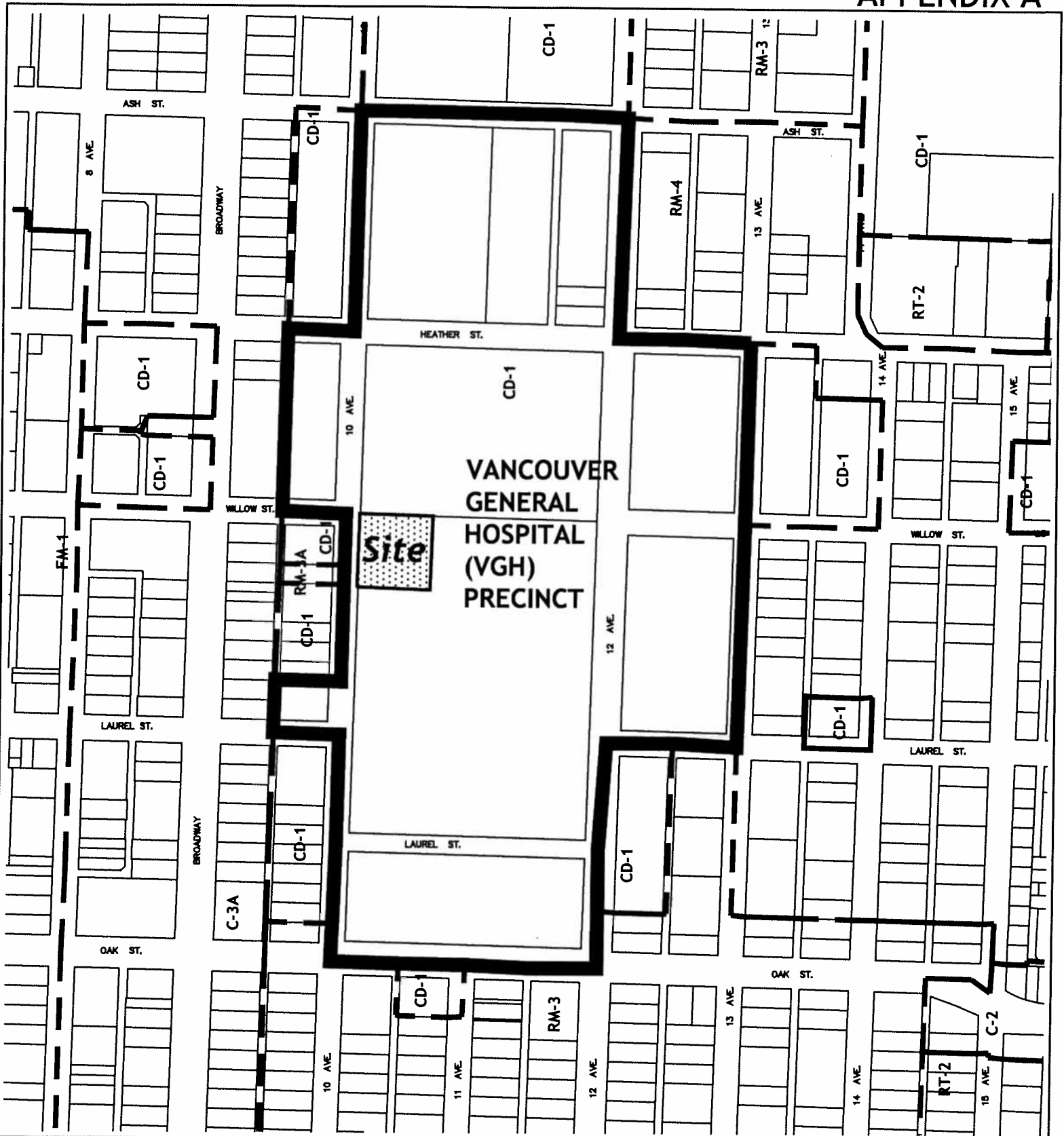
The proposed development has been assessed against the CD-1 By-law, Council-approved guidelines and the overall Master Plan and responds to the stated objectives.

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

CONCLUSION

The Development Permit Board has approved Development Application Number DE409911, 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

Site: 818 W 10th Avenue DE 409911

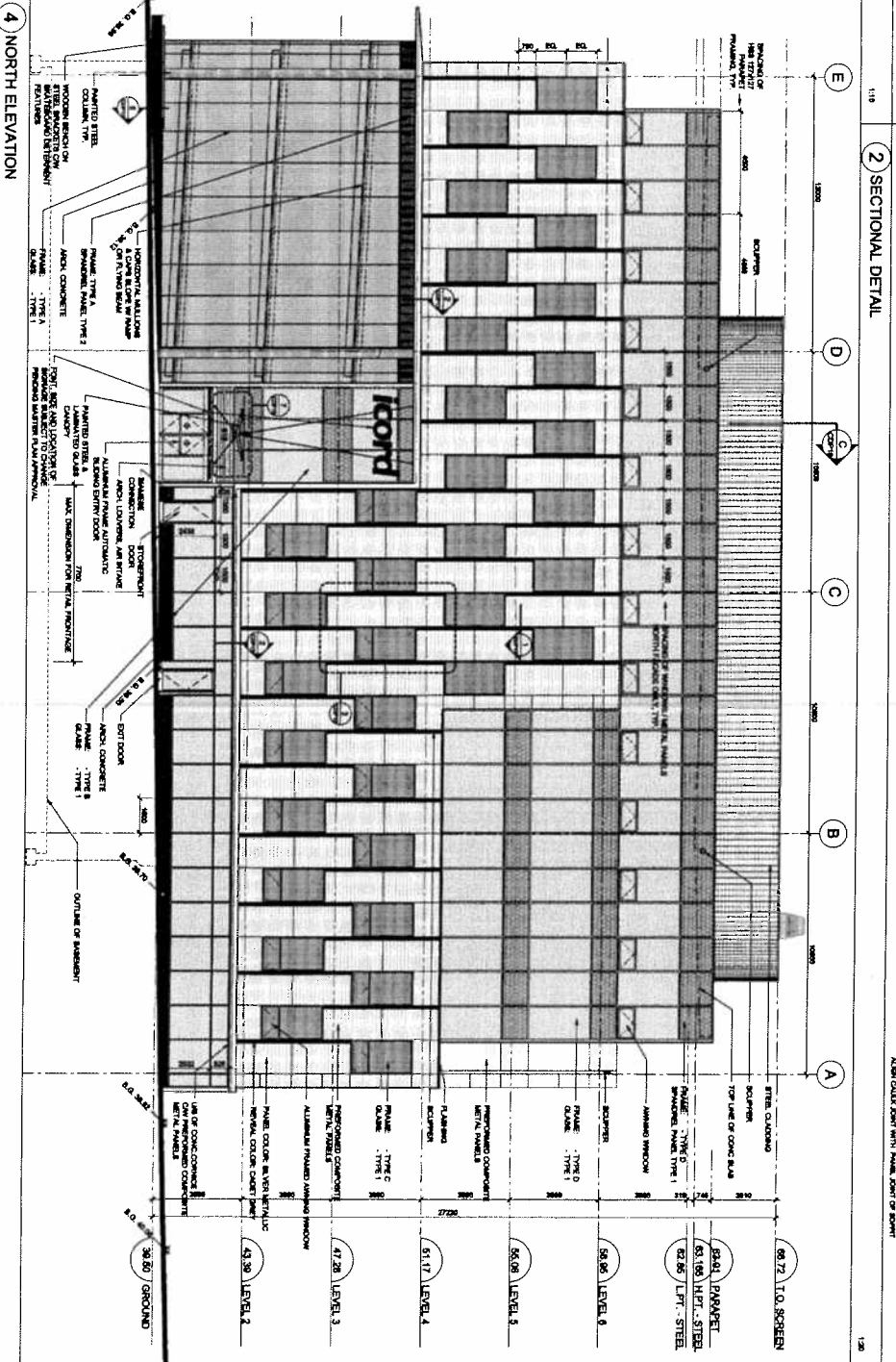
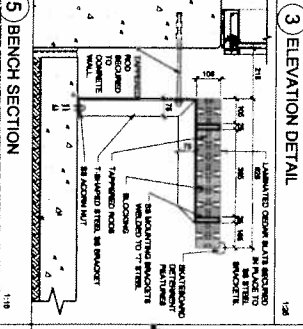
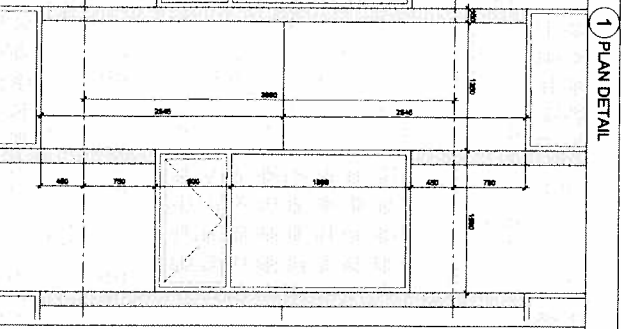
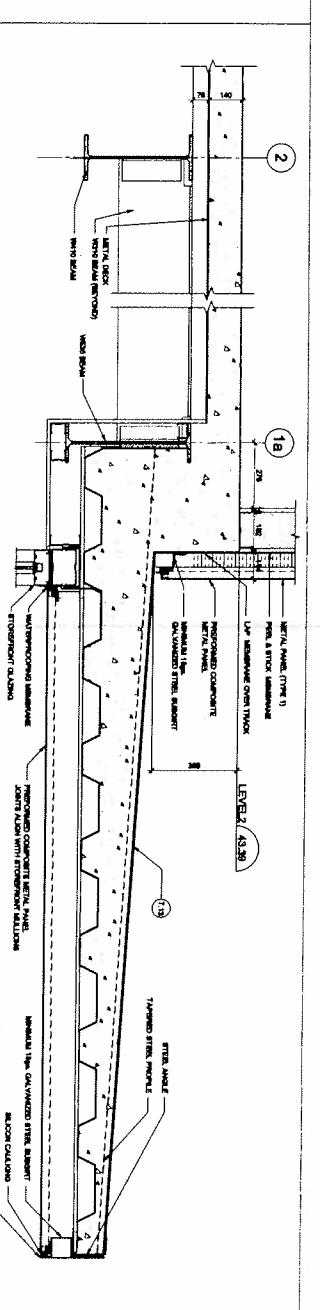
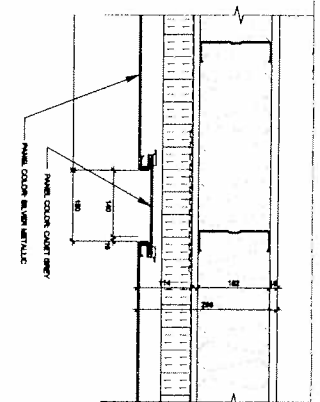
Date: August 24, 2006

City of Vancouver Planning Department

Drawn: TM

Scale: 1:4000





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**MUSSON
CATTELL
MACKEY
PARTNERSHIP**

1100 THIRD BRIDGES DRIVE
SILVER SPRING, MD 20910
TEL: 301.584.7700
FAX: 301.584.7771
www.mcm.com

ICORD

818 WILSON AVE
WACO, TEXAS 76798

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

DATE: NOV 07 - 2003

DRAWN: ALMOZ

PROJECT: 200209.4

SHEET: CDP13

