



CITY OF VANCOUVER

P2

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: June 16, 2008
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RTS No.: 07482
VanRIMS No.: 08-2000-20
Meeting Date: July 22, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: CD-1 Text Amendment: 4480-4650 Oak Street
(Children's and Women's Hospital)

RECOMMENDATION

THAT the application by Andrew Terrett Architect to amend CD-1 By-law No. 5091 (Reference #126) for 4480-4650 Oak Street (PID: 009-471-278; Block 1009, except those portions in Plans 12393, 12719 and Reference Plan 14318, District Lot 526, Plan 10359) to permit a small-scale pharmacy, 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 foregoing.

COUNCIL POLICY

Relevant Council policies for this site include:

- On June 14, 1977 Council enacted CD-1 By-law No. 5091 (Reference #126) which applies to this site;

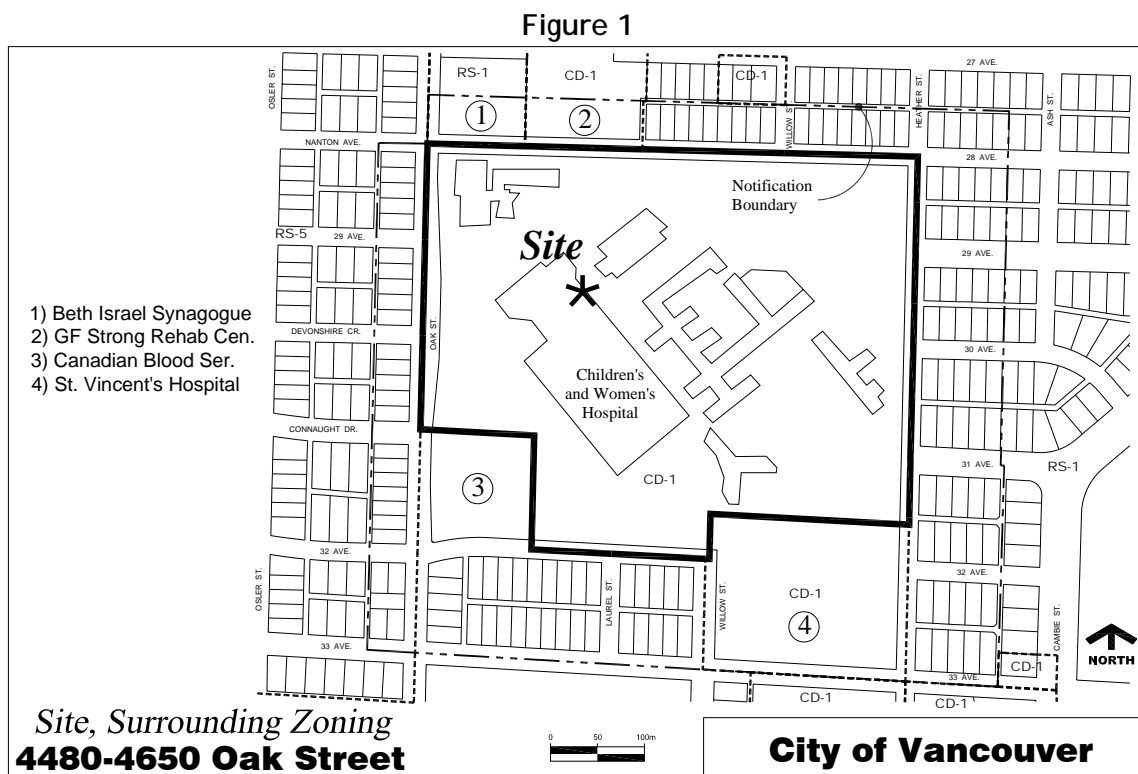
PURPOSE

This report recommends an amendment to the CD-1 By-law for 4480-4650 Oak Street. The proposed amendment would introduce a new land use, limited to a small-scale pharmacy, with a total gross store area of 351.6 m² (3,785 sq. ft.).

DISCUSSION

Background: Children's and Women's Hospital comprises 46 acres (18.6 hectares) and is bounded by Oak Street, Heather Street, 28th Avenue and 30th Avenue (refer to Figure 1). The site is generally surrounded by single-family residential uses to the north, south, west and east with Oak Street running along the site's western boundary (see site map below). The site was rezoned from RS-1 to CD-1(126) in 1977.

In June 1999, Council endorsed the Hospital's Master Plan, Phases 1-4 as a general guide for the re-development of the Children's and Women's Hospital site. The Hospital is currently conducting a review of its Master Plan which is a separate process from this text amendment. Should there be any amendments to the Master Plan staff will report the proposed changes back to Council.



Use: The proposed small-scale pharmacy would be located within the existing Children's and Women's Hospital and would occupy 351.6 m² (3,785 sq. ft.) of the hospital's lobby/entrance (refer to Appendix B). The space is currently being used as office space and, if approved by Council, would be converted into a small-scale pharmacy to be tenanted by Shopper's Drug Mart.

The Shopper's Drug Mart would be open seven days a week from 8:00 a.m. to 10:00 p.m. and employ 12 to 15 staff. The store would include a pharmacy and carry a limited range of goods and services primarily serving the needs of on-site customers such as hospital patients, visitors and staff.

Staff support the proposed text amendment on the basis that it is a small-scale pharmacy which compliments the health care services provided by the hospital. By meeting the needs of patients, visitors and hospital employees within the hospital campus, the number of trips in and out of the hospital campus would minimize negative impacts on the surrounding neighbourhood.

Parking and Loading: Under the Parking By-law, changing the use of this existing space from office to pharmacy would generate an additional parking requirement of less than one parking space. Because the pharmacy would serve the needs of on-site customers who would not generate additional parking demand, staff recommend that no additional parking be required.

The applicant advises that delivery trucks would make deliveries to the store twice a week, on Monday and Thursday mornings. Delivery trucks would enter the hospital campus via the Oak Street entrance and park in the existing loading area located in front of the proposed pharmacy (refer to Appendix B). Staff support the proposed location and size of the loading stall because it complies with standard loading practices.

Public Input: On April 16, 2008 a letter was sent out to 140 property owners surrounding the Children's and Women's Hospital site (refer to Figure 1 for notification area) notifying them about the application. No comments, phone calls or letters have been received.

On March 31, 2008 staff presented the application to the Children's and Women's Hospital Neighbourhood Advisory Committee. The Neighbourhood Advisory Committee supports the application.

Community Amenity Contribution (CAC): Community Amenity Contributions are based on the net increase in density permitted on the site. In this CD-1 text amendment there is no increase in density and therefore a CAC is not applicable.

FINANCIAL IMPLICATIONS

There are no financial implications with respect to City budgets, fees or staffing.

CONCLUSION

The proposed amendment to the CD-1 By-law for 4480-4650 Oak Street would permit a retail use, limited to small-scale pharmacy. The small-scale pharmacy would enable hospital patients, visitors and staff to have convenient on-site access to a pharmacy for prescriptions and other health care items. The Director of Planning recommends that the application be referred to a Public Hearing and be approved.

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DRAFT AMENDMENT TO CD-1 BY-LAW NO. 5091 (REFERENCE #126)
FOR 4480-4650 OAK STREET

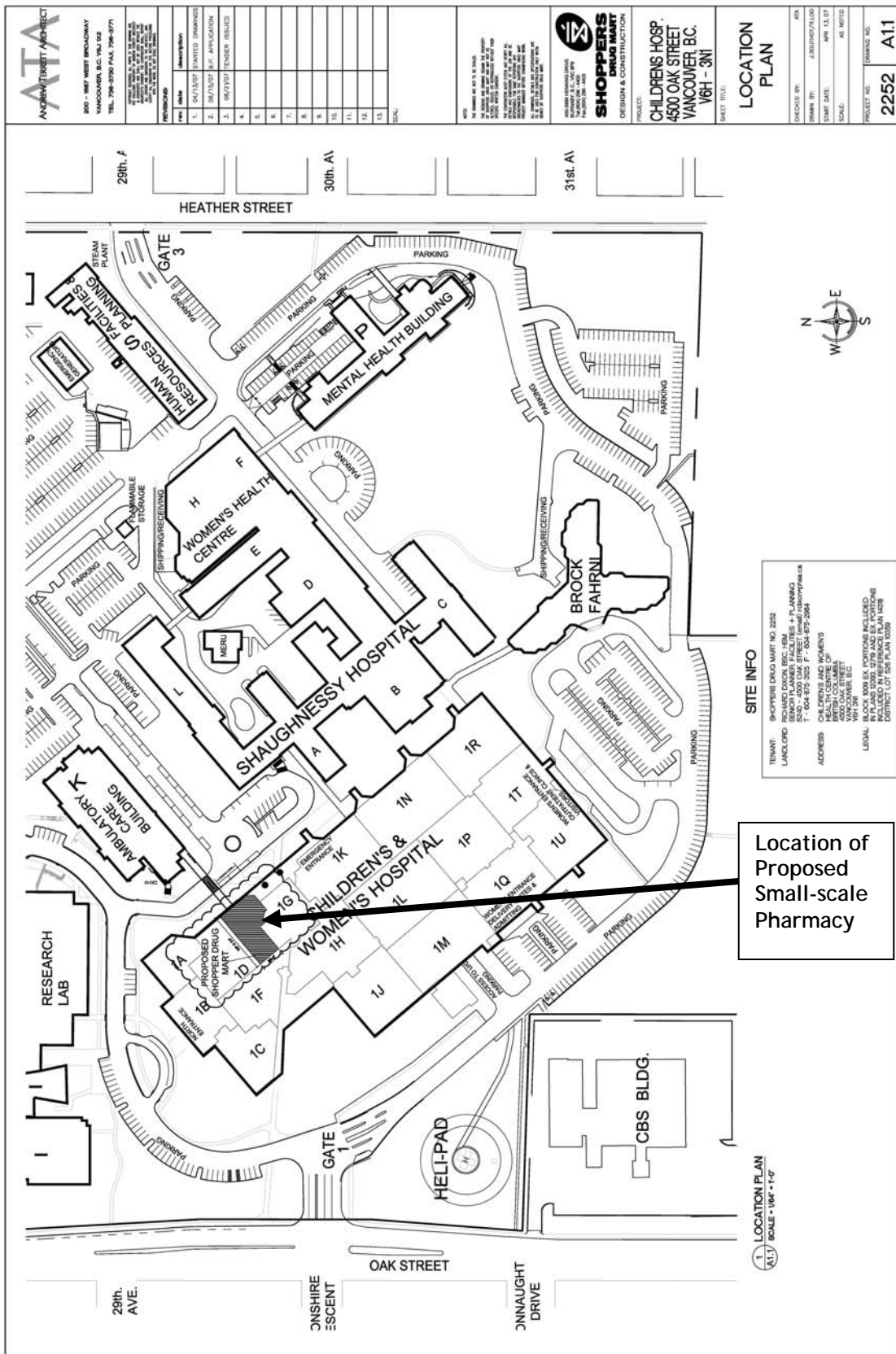
Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Section 2 Uses

- Add Retail Store, limited to Small-scale Pharmacy.

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SITE PLAN WITH THE LOCATION OF THE PROPOSED SMALL-SCALE PHARMACY



ATA ANDREW TORRETT ARCHITECT 300 - 1047 WEST BROADWAY VANCOUVER, B.C. V6J 1G2 TEL: 734-3700 FAX: 734-3771		SHOPPERS DRUG MART DESIGN & CONSTRUCTION CHILDRENS HOSP. 4500 OAK STREET VANCOUVER, BC. V6H - 3N1	
REV	DATE	DESCRIPTION	BY
1.	04/13/07	STARTED DRAWING	
2.	04/13/07	UP APPLICATION	
3.	04/13/07	TENDER REQUEST	
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10.			
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12.			
13.			
TOTAL			

SITE INFO

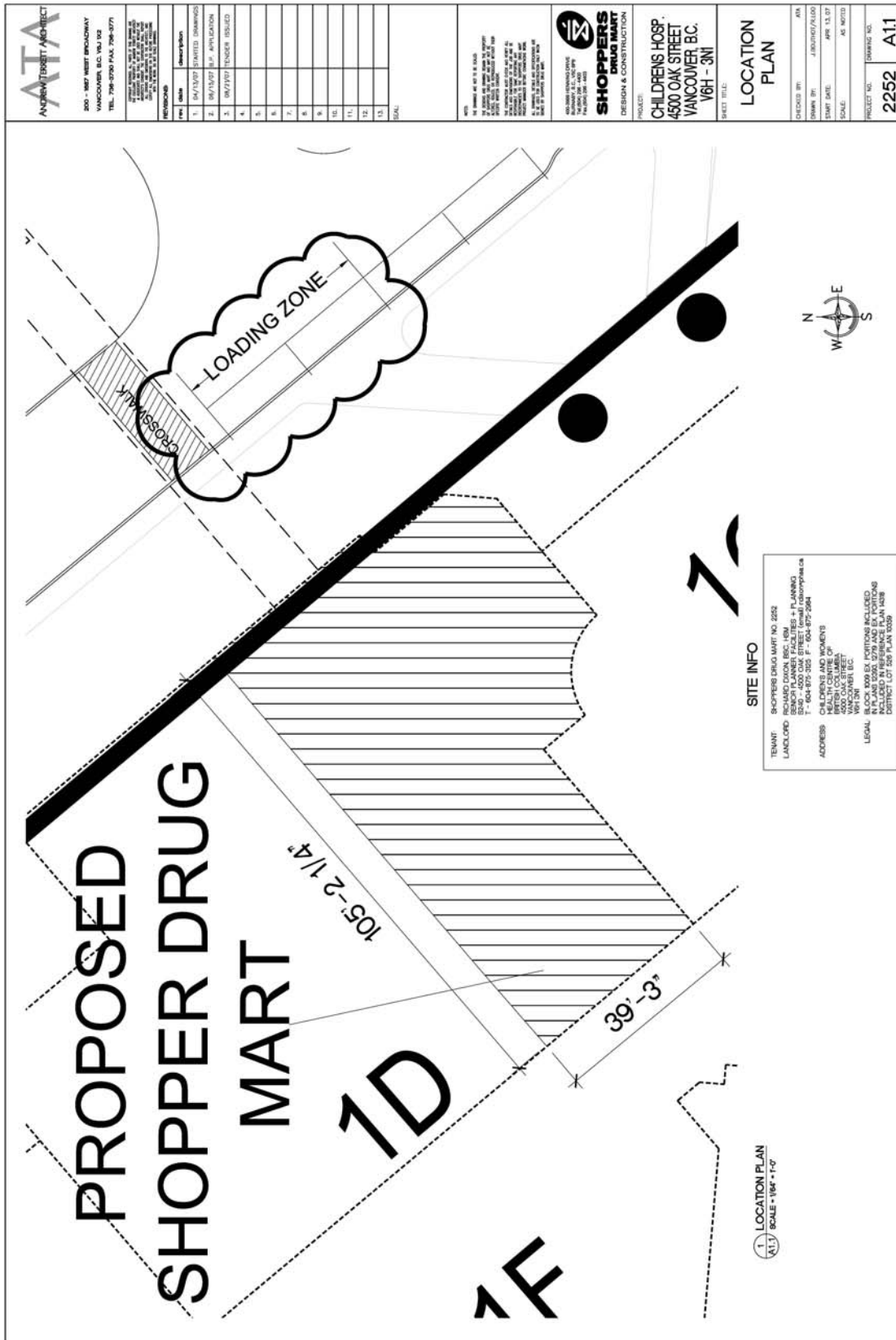
TENANT: SHOPPERS DRUG MART NO. 2252
 LANDLORD: SHUGHNESSY HOSPITAL FACILITIES + PLANNING
 4500 OAK STREET VANCOUVER BC V6H 3N1
 ADDRESS: CHILDRENS AND WOMENS HEALTH CENTRE OF VANCOUVER 4500 OAK STREET VANCOUVER BC V6H 3N1
 LEGAL: BLOCK 1000 BY PORTLAND INC. INCLUDED IN PERFORMANCE PLAN A112 DISTRICT LOT 100 PLAN 1009

Location of Proposed Small-scale Pharmacy

LOCATION PLAN
A11 SCALE - 1/8" = 1'-0"

PROJECT NO. 2252
 SHEET NO. A11

LOCATION OF THE LOADING ZONE



ATA
ANDREW TORBERT, ARCHITECT

300 - 1057 WEST BROADWAY
VANCOUVER, B.C. V6J 5E2
TEL: 778-2750 FAX: 778-8779

PROSSNER ST. (SEE PLAN FOR LOCATION)
105-2 1/4 ST. (SEE PLAN FOR LOCATION)
CHILDRENS HOSP. (SEE PLAN FOR LOCATION)
HEALTH CENTRE (SEE PLAN FOR LOCATION)
SHOPPER DRUG MART (SEE PLAN FOR LOCATION)

REV	DATE	DESCRIPTION
1.	04/13/07	ISSUED PERMITS
2.	06/12/07	FOR APPLICATION
3.	06/17/07	TENDER ISSUED
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TOTAL		

NOTES:
1. SEE PERMITS AND ALL IN THE SCALE.
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SHOPPERS PLUS
DESIGN & CONSTRUCTION

PROJECT:
CHILDRENS HOSP.
4500 OAK STREET
VANCOUVER, B.C.
V6H - 3N1

SHEET TITLE:
LOCATION PLAN

DESIGNED BY:	AW
DRAWN BY:	JR/DP/DT/AL/DO
START DATE:	APR 13, 07
SCALE:	AS NOTED
PROJECT NO.:	2252
DRAWING NO.:	A1.1

SITE INFO

CLIENT: SHOPPERS DEVELOPMENT NO. 2252
LANDLORD: SHOPPERS DEVELOPMENT NO. 2252
DESIGNER: SHOPPERS PLUS DESIGN & CONSTRUCTION
ADDRESS: 4500 OAK STREET (SEE PLAN FOR LOCATION)
ADDRESS: CHILDRENS HOSP. (SEE PLAN FOR LOCATION)
ADDRESS: HEALTH CENTRE (SEE PLAN FOR LOCATION)
ADDRESS: 4500 OAK STREET (SEE PLAN FOR LOCATION)
ADDRESS: VAN 3N1
LEGAL: BLOCK 809 SIX PORTIONS INCLUDED
INCLUDED IN REFERENCE PLAN 1058
DISTRICT LOT 500 PLAN 1059

1.1 LOCATION PLAN
SCALE = 1/8" = 1'-0"

ADDITIONAL INFORMATION

Processing Centre-Building: Staff have reviewed the drawings prepared by Andrew Terrett Architect submitted on March 20, 2008. The applicant has received preliminary review comments regarding project conformance to the requirements of the Vancouver Building By-law, and is aware of the issues to be resolved at the building permit stage.

Fire Department Comments: The Fire Department has reviewed the rezoning proposal and has the following comments:

“The F/D access to this site appears to meet VBBL 2007 3.2.5 for F/D access. The principle access to this site is existing and will not affect our access. The Fire annunciator, the fire safety plan and all other fire related issues are to be upgraded to show the new addition. The applicant shall meet with this office to discuss all other fire safety issues prior to issuance of BU.”

Environmental Implications: Nearby access to transit and commercial services may reduce dependence on the use of automobiles.

Comments of the Applicant: The applicant has been provided with a copy of this report and concurs with the contents of the report.