



A5

ADMINISTRATIVE REPORT

Report Date: May 11, 2009
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 08118
VanRIMS No.: 08-2000-20
Meeting Date: June 2, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 2660 Oak Street

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as Vancouver General Hospital (2660 Oak Street being the application address) be approved generally as illustrated in the Development Application Number DE412465, prepared by Musson Cattell Mackey Partnership and stamped "Received, Community Service Group, Development Services, March 30, 2009", 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 the *Charter* requirements, this report seeks Council's approval of the form of development for this portion of the above-noted CD-1 site.

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 was approved by Council on September 26, 2006.

This portion of the site (2660 Oak Street) is located at the southwest corner of Laurel Street and West 10th Avenue. 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 DE412465. 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 a seven-storey addition to the existing Jack Bell Research Building consisting of laboratory, office and clinic uses.

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.

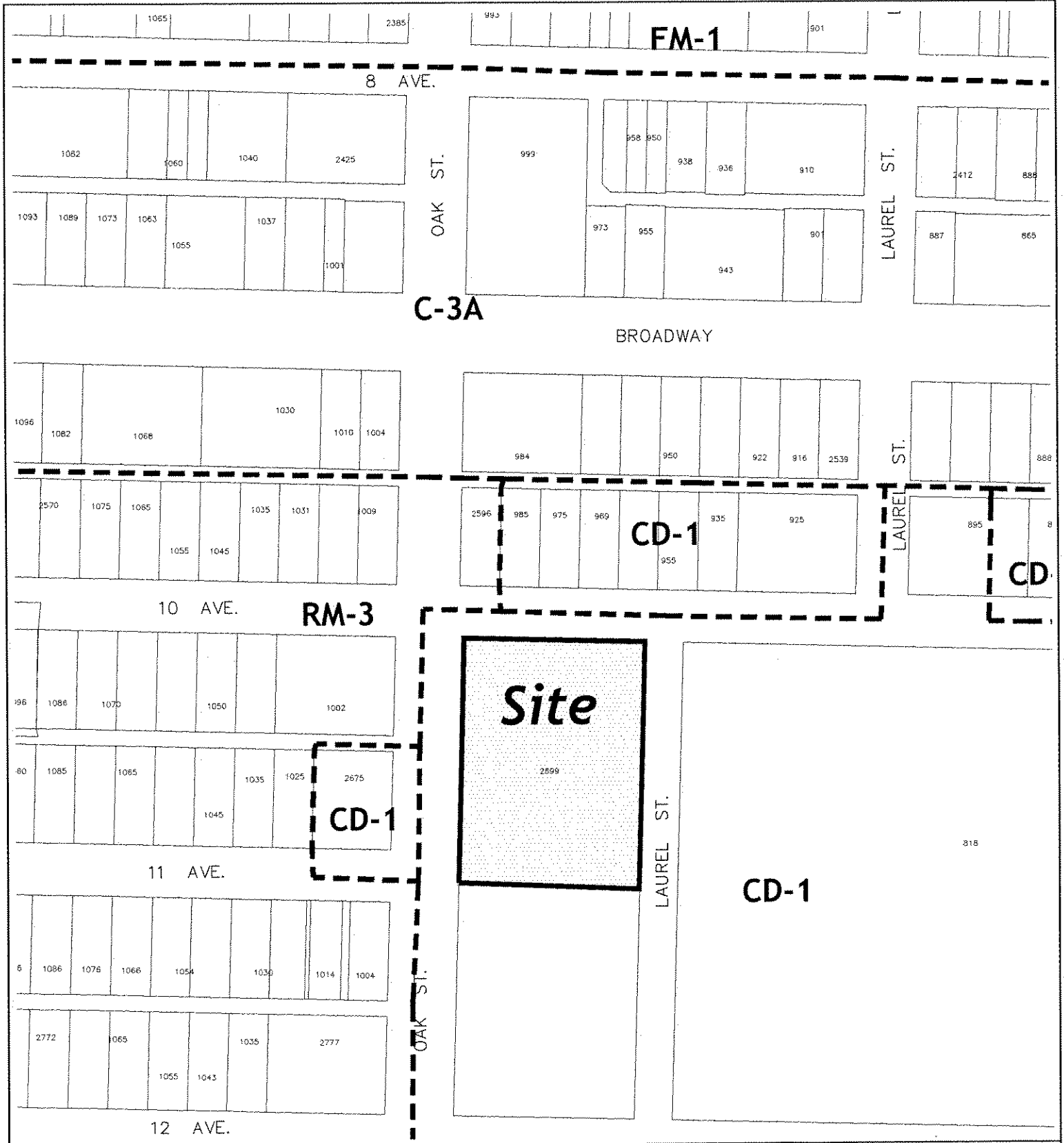
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE412465, 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.

* * * * *

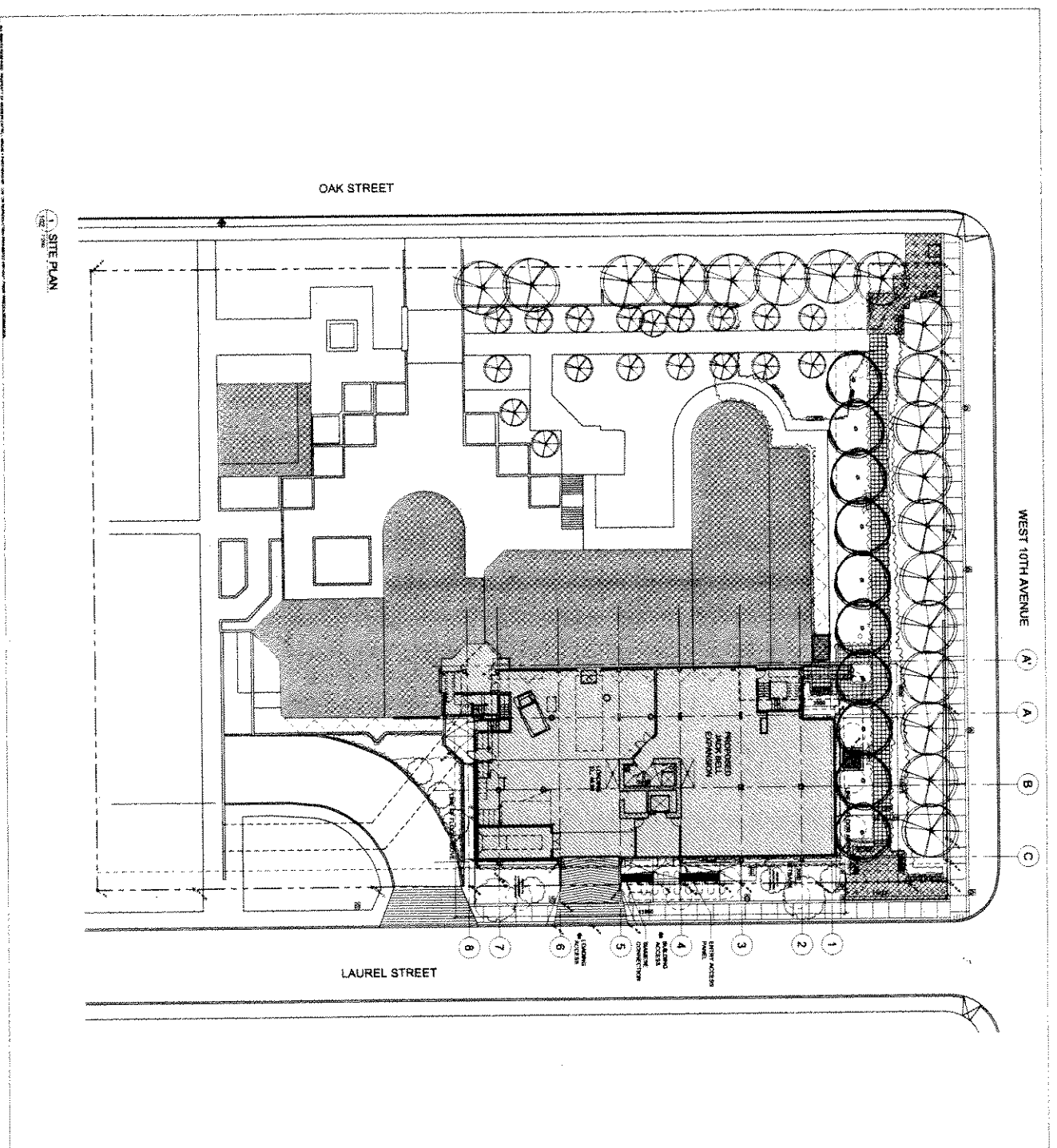


----- ZONING BOUNDARY



Site: 2660 Oak Street, DE412465
 City of Vancouver Planning Department

Date: 2009 May 7
 Drawn: RS



1 SITE PLAN

WEST 10TH AVENUE

OAK STREET

LAUREL STREET

A A B C

1 2 3 4 5 6 7 8

LEGEND
PROJECT ADDRESS: 3881 LAUREL STREET (3881 OAK STREET)
LEGAL DESCRIPTION: LOT 1 BLOCK 10 OF SRM PLAN 20781
BUILDING GRADE: ---B
EXISTING GRADE: ---E
FIRE HYDRANT: PH

Vancouver Health
The Private Centre
1000 Burrard Street
Vancouver, BC V6Z 1Y6

CHARTERED Health and Mobility

THE PRIVATE CENTRE
1000 Burrard Street
Vancouver, BC V6Z 1Y6

SCAFFOLD NETWORKS

- 1. 2016 SCAFFOLD
- 2. SCAFFOLD
- 3. 2016 SCAFFOLD
- 4. 2016 SCAFFOLD
- 5. 2016 SCAFFOLD
- 6. 2016 SCAFFOLD

ei ARCHITECTURE
PLANNING
INTERIORS

MCM

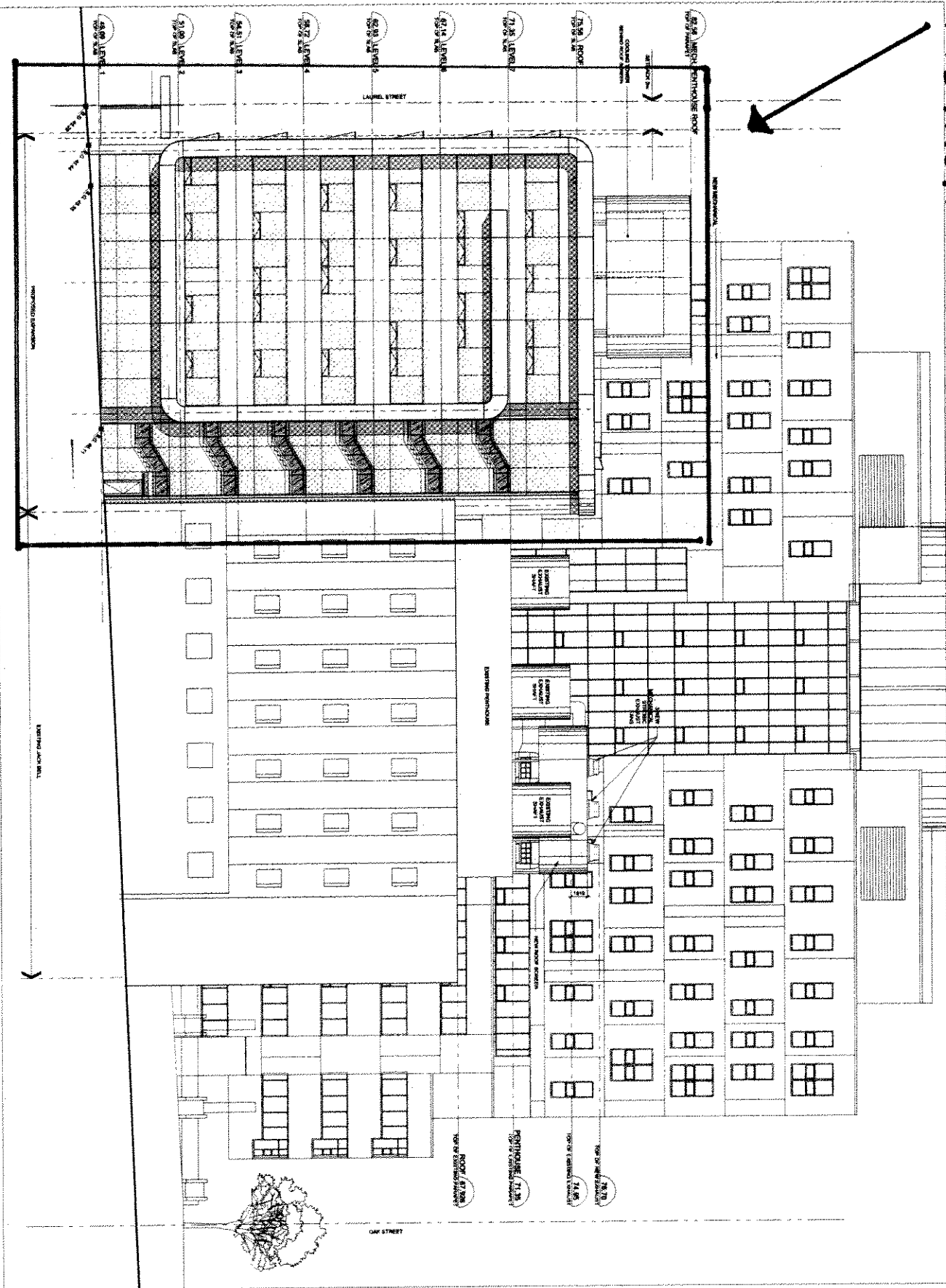
JACK BELL RESEARCH EXPANSION

SITE PLAN

SCALE: 1:200
DATE: 05 MAY 2008
DRAWN: RENDS
REVISION: A
PROJECT: 20781
SHEET: DP102



LOCATION OF ADDITION



JACK BELL
RESEARCH
EXPANSION
VANCOUVER, BC CANADA

ARCHITECTURE
PLANNING
INTERIORS

1000 - 1000 BROADVIEW AVENUE
VANCOUVER, BC V6A 1K1
TEL: 604-275-1111
WWW.CEAI.COM

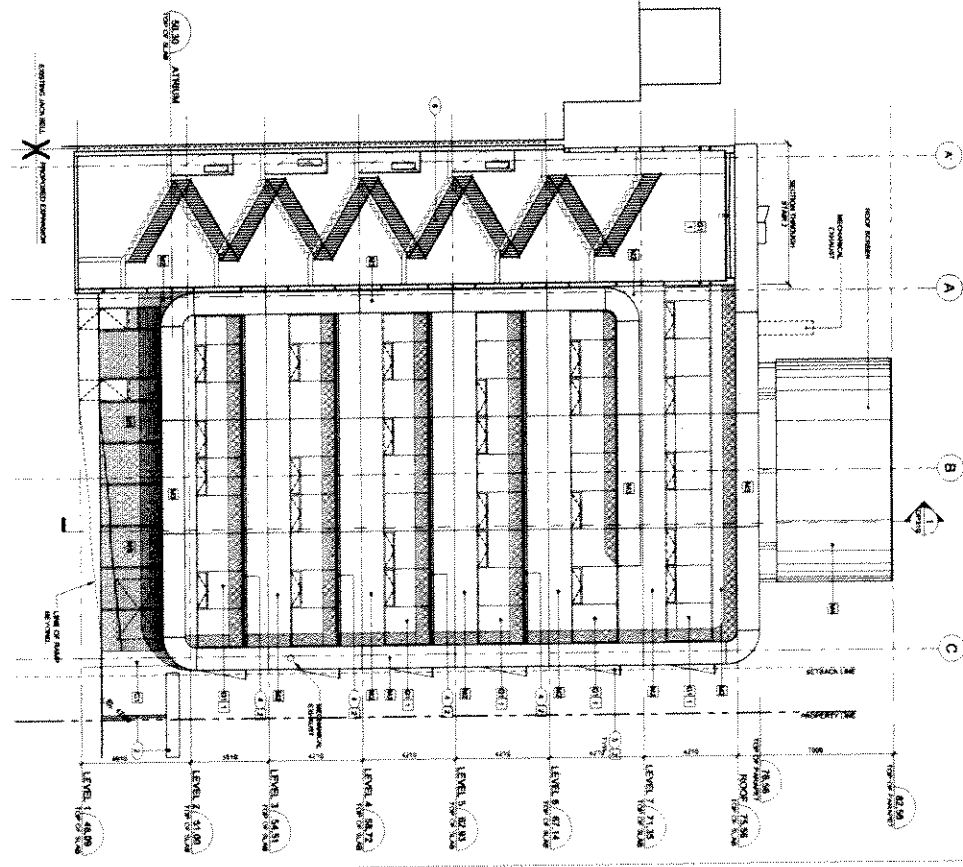
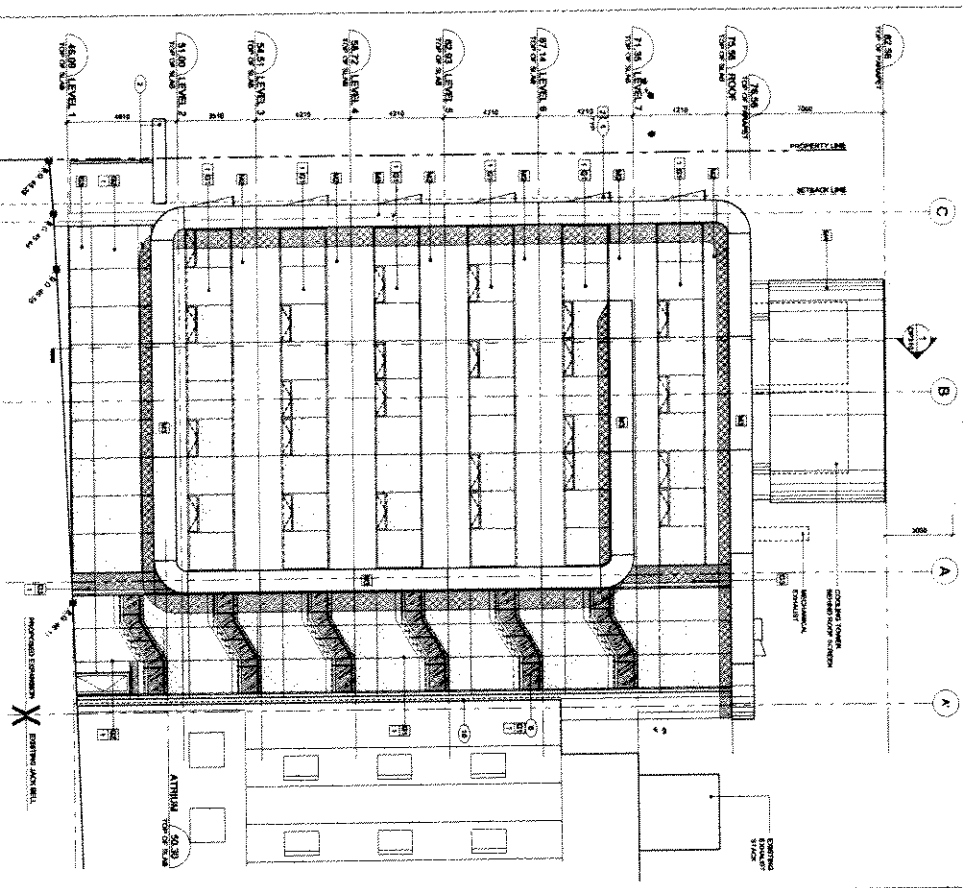
1000 - 1000 BROADVIEW AVENUE
VANCOUVER, BC V6A 1K1
TEL: 604-275-1111
WWW.MCM.COM

ARCHITECTURE
PLANNING
INTERIORS

1000 - 1000 BROADVIEW AVENUE
VANCOUVER, BC V6A 1K1
TEL: 604-275-1111
WWW.MCM.COM

NORTH
ELEVATION

SCALE: 1/200
DATE: 15 MAR 2009
DRAWN: RICHARDS
PROJECT: 207551.1
SHEET: DP305



MATERIALS LEGEND

CONCRETE - 03 35 00	BLAZING - 08 80 00
ADVERTISING COMPONENTS - 3400.00.00	7.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
METAL - 07 42 43	2.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	3.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	4.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	5.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	6.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	7.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	8.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	9.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	10.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	11.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	12.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	13.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	14.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	15.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	16.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	17.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	18.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	19.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN
COMPONENT METAL PANEL SYSTEM - 3400.00.00	20.0M LAMBS AND INSULATED PANELS ON CURTAIN WALL SYSTEM - CLEAN SYSTEM - CLEAN

- KEY NOTES**
1. FINISH EXISTING DOOR SYSTEM
 2. STEEL PLATE AND TIE BARS SYSTEM
 3. FINISH EXISTING WINDOW SYSTEM
 4. FINISH EXISTING WINDOW SYSTEM
 5. FINISH EXISTING WINDOW SYSTEM
 6. FINISH EXISTING WINDOW SYSTEM
 7. FINISH EXISTING WINDOW SYSTEM
 8. FINISH EXISTING WINDOW SYSTEM
 9. FINISH EXISTING WINDOW SYSTEM
 10. FINISH EXISTING WINDOW SYSTEM
 11. FINISH EXISTING WINDOW SYSTEM
 12. FINISH EXISTING WINDOW SYSTEM
 13. FINISH EXISTING WINDOW SYSTEM
 14. FINISH EXISTING WINDOW SYSTEM
 15. FINISH EXISTING WINDOW SYSTEM
 16. FINISH EXISTING WINDOW SYSTEM
 17. FINISH EXISTING WINDOW SYSTEM
 18. FINISH EXISTING WINDOW SYSTEM
 19. FINISH EXISTING WINDOW SYSTEM
 20. FINISH EXISTING WINDOW SYSTEM

vancoeur Health
The Prostate Centre
at Vancouver General Hospital

CEATEM Health and Mobility

cei ARCHITECTURE
PLANNING
INTERIORS

MCM

JACK BELL RESEARCH EXPANSION
VANCOEUR BC CANADA

BUILDING ELEVATIONS

SCALE: 1:100
DATE: 04 MAY 2008
DRAWN: RD / R/S
REVISION: 207083.1
PROJECT: DP301
SHEET: 1

