

ADMINISTRATIVE REPORT

Date: November 29, 2000
Author/Local: M.Cho/6496
RTS No. 01770
CC File No.

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1300 Marinaside Crescent

RECOMMENDATION

THAT the form of development for this portion (Sub-area 4) of the CD-1 zoned site known as 1200 - 1300 Pacific Boulevard (1300 Marinaside Crescent being the application address) be approved generally as illustrated in the Development Application Number DE405360, prepared by Henriquez & Partners Architect and stamped "Received, City Planning Department August 29, 2000", 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 the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on February 20, 1992, City Council approved a rezoning of this site from BCPED B.C. Place/Expo District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7156 was enacted on July 29, 1993. Companion Guidelines (Roundhouse Neighbourhood 1200 - 1300 Pacific Boulevard CD-1 Guidelines) were also adopted by Council at that time.

A further amendment (By-law Number 7324) was approved by Council and enacted on July 26, 1994 following a Public Hearing on June 23, 1994, amending the Affordable Housing Policy.

At a Public Hearing on November 14, 1995, Council approved an increase to the maximum amount of amenity space excludable, from a density calculation of 500 m² to 3500 m². CD-1 By-law Number 7501 was enacted on December 12, 1995.

On September 12, 1995 at a Public Hearing, Council approved amendments to the balcony enclosures and acoustic requirements. These amendments (By-laws Numbered 7512 and 7515) were enacted on January 11, 1996.

At a Public Hearing on September 10, 1996, Council approved a reduction to the maximum amount of amenity space excludable, from a density calculation of 3500 m² to 3000 m². This amendment (By-law Number 7631) was enacted on October 8, 1996.

On February 23, 1999 at a Public Hearing, Council approved amendments to various CD-1 By-laws to include parking and loading relaxation clauses. CD-1 By-law Number 8011 was enacted on April 13, 1999.

At a subsequent Public Hearing on February 24, 2000, Council approved amendments to provide floor space exclusions to provide construction incentives to control building envelope leaks. This amendment (By-law Number 8169) was enacted on March 14, 2000.

A further amendment (By-law Number 8240) was approved and enacted by Council on July 25, 2000 following a Public Hearing on July 6/11/20, 2000, increasing the building height from 51.0 m to 63.75 m.

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 DE405360. 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 the construction of a 21-storey multiple dwelling and two three-storey multiple dwellings within Sub-area 4 containing a total of 86 dwelling units, with two-and-one-half-levels of underground parking, having vehicular access from Marinaside Crescent.

There have been two previous developments approved for this site; the first one in December 1996 and the second in September 1999. The owners, however, have chosen not to proceed with these approvals. The major change from the previous applications is the height of the tower and the built form facing the two mews. Previously, the tower was 51.0 m (168 ft.) high; now the tower is 63.75 m (209 ft.) high. Previously, the building wings facing the two mews were composed of seven-storey elements stepping down to three-storeys at the seawall walkway. Under the current development application, these elements have been substantially reduced to a three-storey built form at the walkway.

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

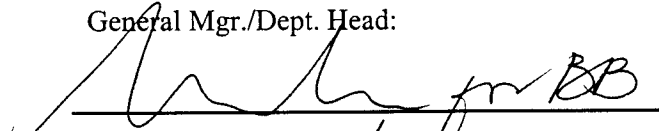
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

CONCLUSION

The Director of Planning is prepared to approve Development Application Number DE405360, 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.

* * * * *

General Mgr./Dept. Head:


Date: Nov 29/00

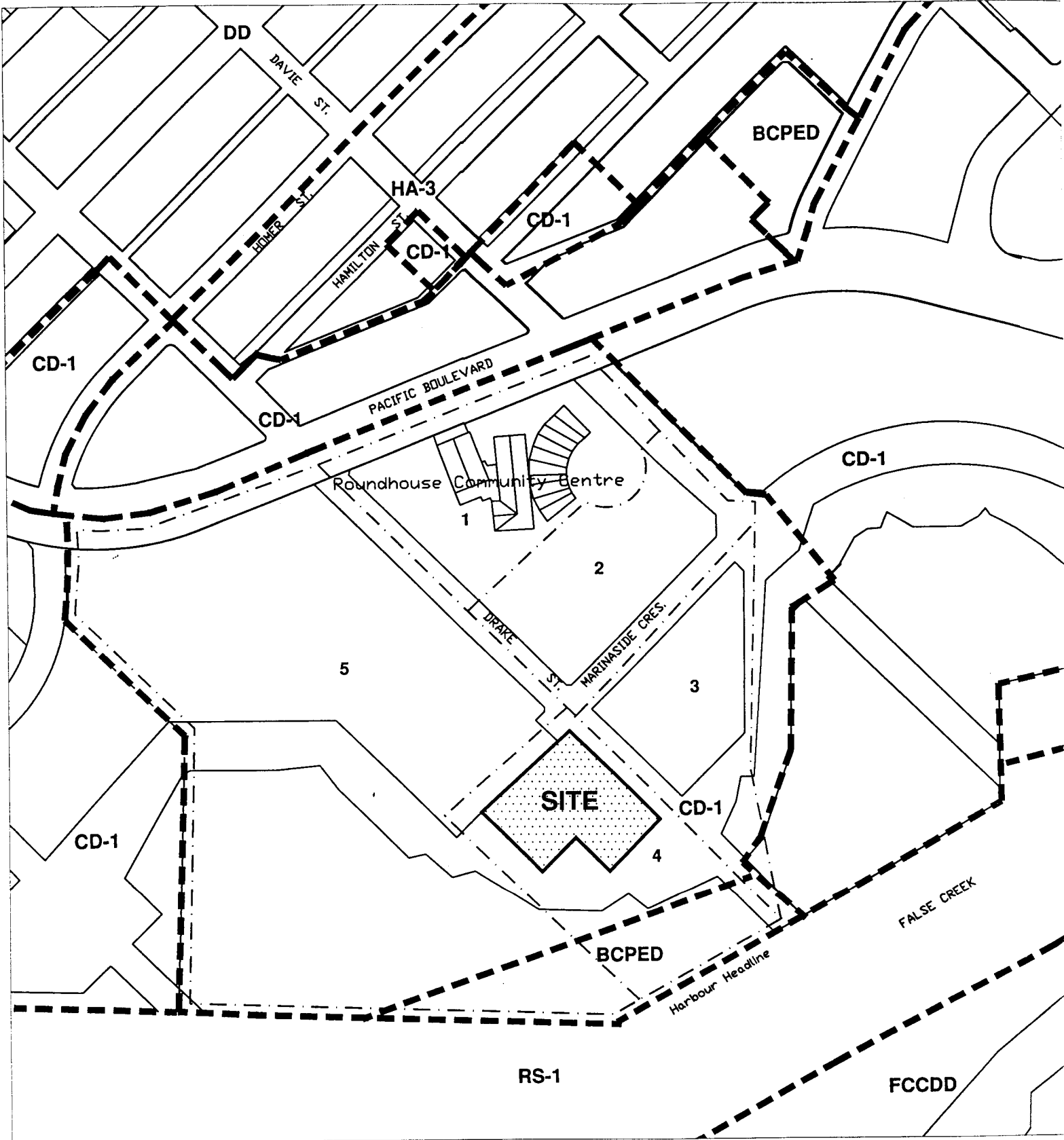
Report dated: November 29, 2000

Author: May Cho

Phone: 871-6496

Concurring Departments:

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents



- Zoning Boundary**
- · - · Sub-area Boundary**

1300 MARINASIDE CRES. DE 405360	DATE 2000 11 28	↑
	DRAWN WGKS	
CITY OF VANCOUVER PLANNING DEPARTMENT	FILENAME :F:\FRMDEV\1300MARINASIDE.DWG	

**1300 MARINASIDE CRESCENT
CONCORD SITE 2G DE 405 360**

New Development Permit Application

1300 MARINASIDE CRESCENT
LOT 212, Fasse Creek
Plan LMP 10/23
Revised 10/23
CD-1 (6/27), Area 2, Sub-Area 4
-30

PROJECT DATA:
Civic Address:
Legal Description:
Zoning:

AREA SUMMARY:
(All Figures are in Metric)

PERMITTED	PROPOSED
5230	5230
18,591 m ²	18,420.06 19,672.12

GROSS BUILDING AREA:

1255.72	1255.72 (6.8%)
1473.61	1473.61
736.81	736.81
258.48	258.48
318.20 (86 units)	318.20
149.70	149.70
351.89	351.89
3000 (for district)	3000

TOTAL EXEMPTIONS:

63.75m	63.75m
162	86

NUMBER OF UNITS:

171	171
49	49

NUMBER OF FAMILY UNITS:

171	171
49	49

PARKING SUMMARY:

171	171
49	49

TOTAL STALLS:

171	171
49	49

BICYCLE STORAGE:

125 CLASS B	125 CLASS B (at entrance)
108 CLASS A	108 CLASS A

AREA EXEMPTIONS:

1473.61	1473.61
736.81	736.81
258.48	258.48
318.20	318.20
149.70	149.70
351.89	351.89

SMALL CAR STALLS:

171	171
49	49

VISITOR STALLS:

171	171
49	49

DISABILITY SPACES:

171	171
49	49

PROPOSED STAIRS:

171	171
49	49

PROPOSED STAIRS:

171	171
49	49

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171	171
49	49

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171	171
49	49

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49	49

PROPOSED STAIRS:

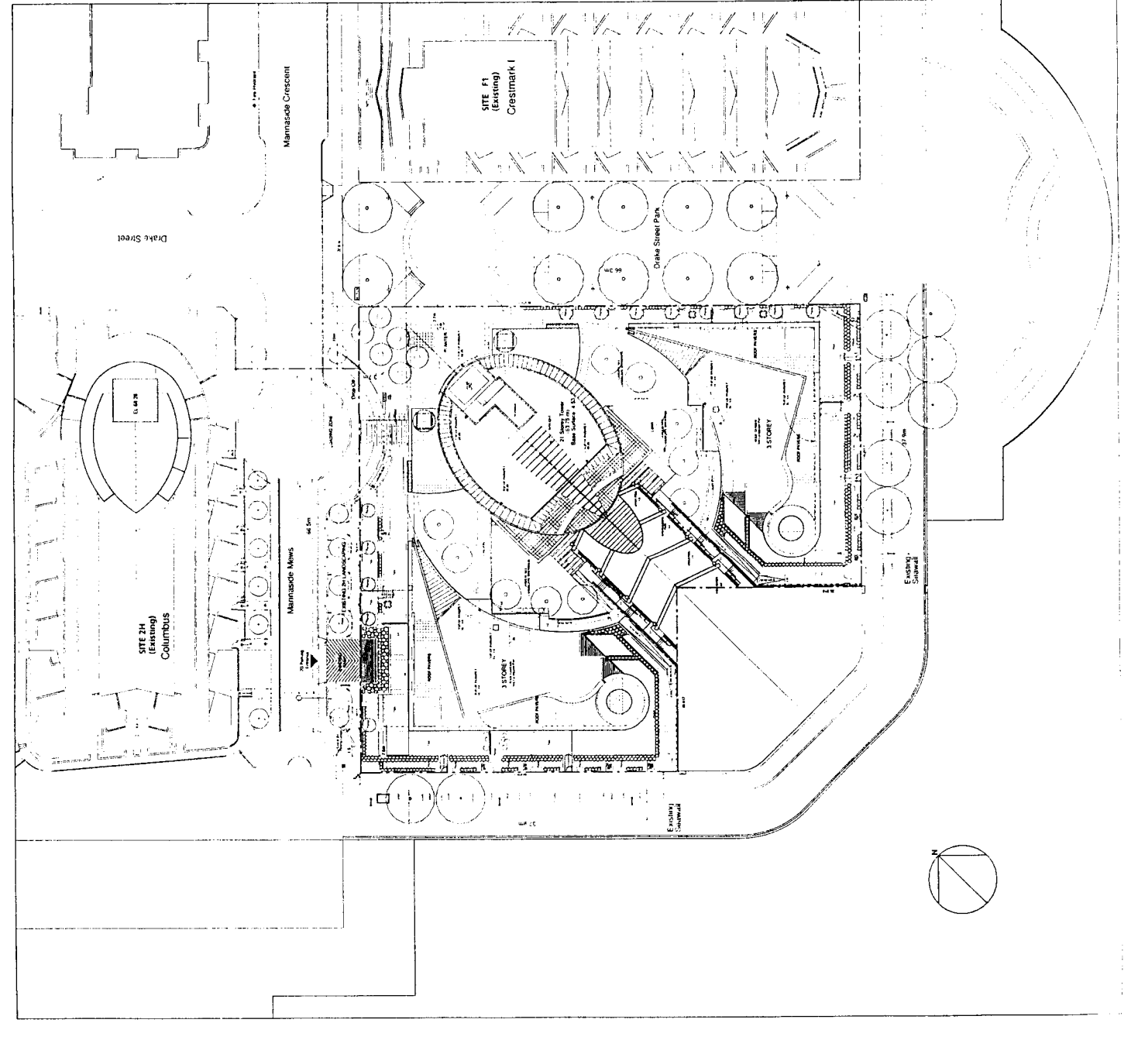
171	171
49	49

PROPOSED STAIRS:

171	171
49	49

PROPOSED STAIRS:

171	171
49	49



LIST OF DRAWINGS

Architectural Drawings

- A1.00 Site Plan & Data
- A1.01 P1 Parking Plan
- A1.02 P1 Parking Plan
- A1.03 Ground Floor Plan
- A1.04 2nd Floor Plan
- A1.04h 3rd Floor Plan
- A1.05 Typ. Tower Floor Plan 4-17
- A1.06 Floor Plans (18-21)
- A2.01 Section B-B
- A2.02 Section C-C
- A3.01 North West Elevation
- A3.02 North East Elevation
- A3.03 South East Elevation
- A3.04 South West Elevation

Ground Level Landscape Plan
Roof Level Landscape Plan + Tower Roof

LDP 1.01
LDP 1.02

CONCORD 2G TOWER
1300 Marinaside Crescent

SITE PLAN & DATA

DP Amendment No. 13, Sep. 2000
DP Amendment 11, August 2000
PROJ 10/23 - June 22, 2000
Change Order 19, Apr. 2000
DP Submission 30 March 2000

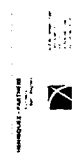
CONCORD 2G TOWER
1300 Marinaside Crescent

SITE PLAN & DATA

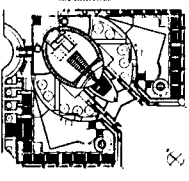
A3.01

CONCORD 2G TOWER
1300 Merrimack Crescent

DP Amendment August 11, 2000
P/NOR 1005 JUNE 23, 2000
Design Phase 19 April 2000
DP Submission 26 March 2000

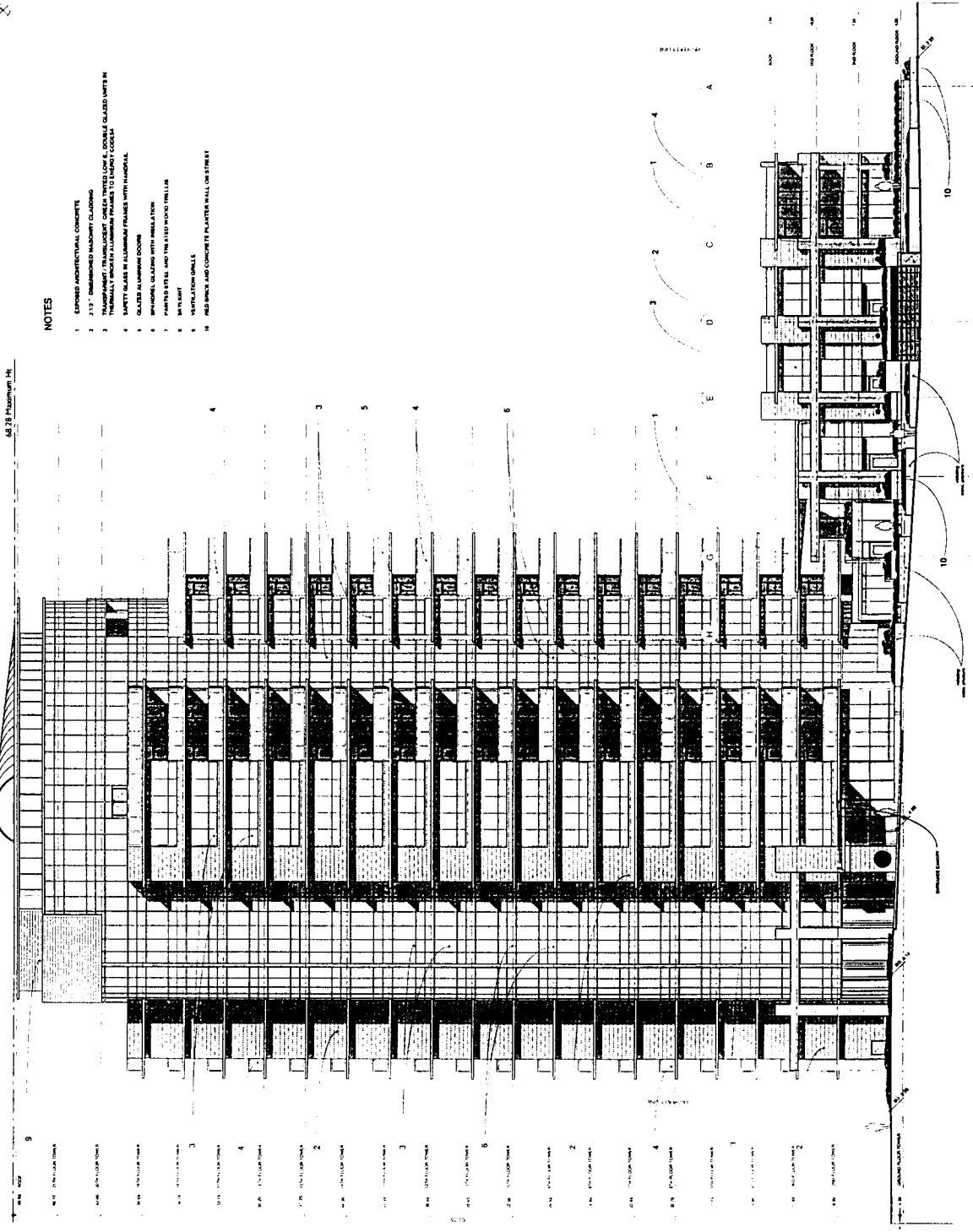


NORTH WEST
ELEVATION
DATE: APRIL 11, 2000
SCALE: 1/8" = 1'-0"

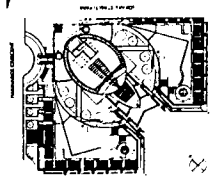


NOTES

- 1 EXPOSED ARCHITECTURAL CONCRETE
- 2 2 1/2" INSULATED ALUMINUM CLADDING
- 3 2 1/2" INSULATED ALUMINUM CLADDING
- 4 THERMALLY BROKEN ALUMINUM FRAMES TO ENERGY CODES
- 5 SAFETY GLASS IN ALUMINUM FRAMES WITH HANDRAIL
- 6 GLAZED ALUMINUM DOORS
- 7 SPANGLER GLAZING WITH INSULATION
- 8 PAINTED STEEL AND TITANIUM TRIM LINES
- 9 3/4" GYPSUM
- 10 INSULATION GABLE
- 11 MID RISE AND CONCRETE PLASTER WALL ON STREET



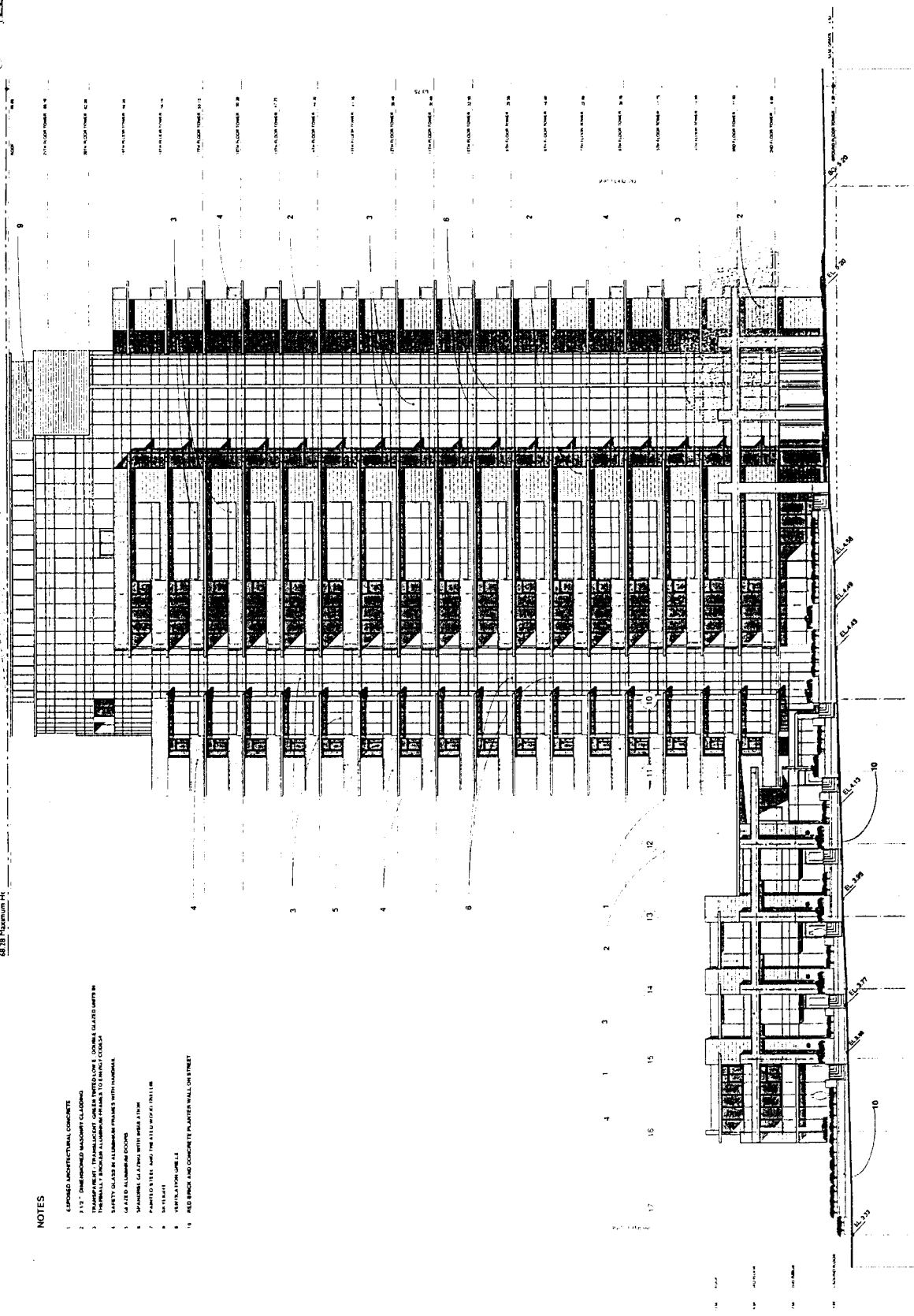
48 28 Merrimack St.



DP Amendment Adopted 11, 2000
P/CON TD 5 JUNE 29, 2000
Design Panel 19 April 2000
DP Submission 30 March 2000

CONCORD 2G TOWER
1300 Marinade Crescent
SAN FRANCISCO, CA 94115

NORTH EAST
ELEVATION



NOTES

1. EXPOSED ARCHITECTURAL CONCRETE
2. 3/4" DOME ROOFED WOODWORK CLADDING
3. TRANSPARENT, TRANSLUCENT OR TINTED LOW E. COEFF. GLAZED PARTS IN THERMALLY BROKEN ALUMINUM FRAMES TO ENERGY CODES
4. SAFETY GLAZED IN ALUMINUM FRAMES WITH HANDRAILS
5. GLAZED ALUMINUM DOORS
6. SPANNING GLAZING WITH WIND STOP
7. PARTIALLY GLAZED AND THE STEEL WIND RAILING
8. IN-TYPICAL
9. VENTILATION UP L.E.
10. RED BRICK AND CONCRETE PLASTER WALL ON STREET

68th Maximum Ht

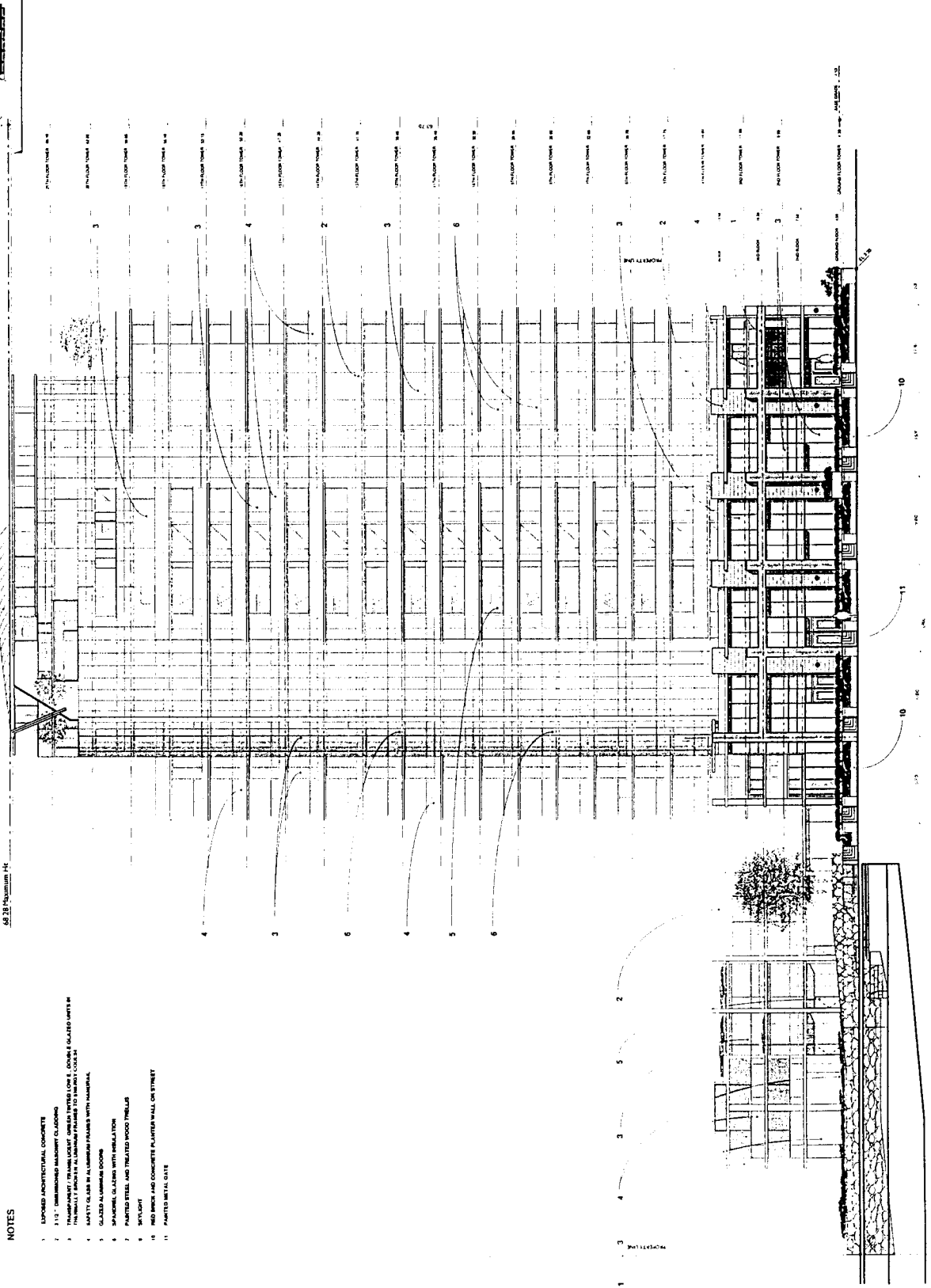
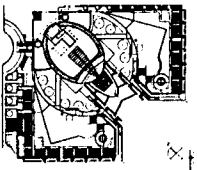
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A3.03

CONCORD 20 TOWER
1500 Marinade Crescent

SOUTH EAST
ELEVATION

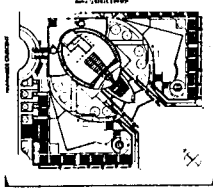
DP Approved August 11, 2000
Design Phase 18 April 2000
DP Submission 30 March 2000



NOTES

- 1. EXPOSED POREFORM CONCRETE
- 2. 2107 DIMENSIONED BALCONY CLADDING
- 3. 2107 DIMENSIONED BALCONY CLADDING
- 4. 2107 DIMENSIONED BALCONY CLADDING
- 5. 2107 DIMENSIONED BALCONY CLADDING
- 6. 2107 DIMENSIONED BALCONY CLADDING
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- 9. 2107 DIMENSIONED BALCONY CLADDING
- 10. 2107 DIMENSIONED BALCONY CLADDING
- 11. 2107 DIMENSIONED BALCONY CLADDING

A3.04



DP Approved August 11, 2000
PACOR 1075 - June 23, 2000
Design Phase - 19 April 2000
DP Submission 20 March 2000

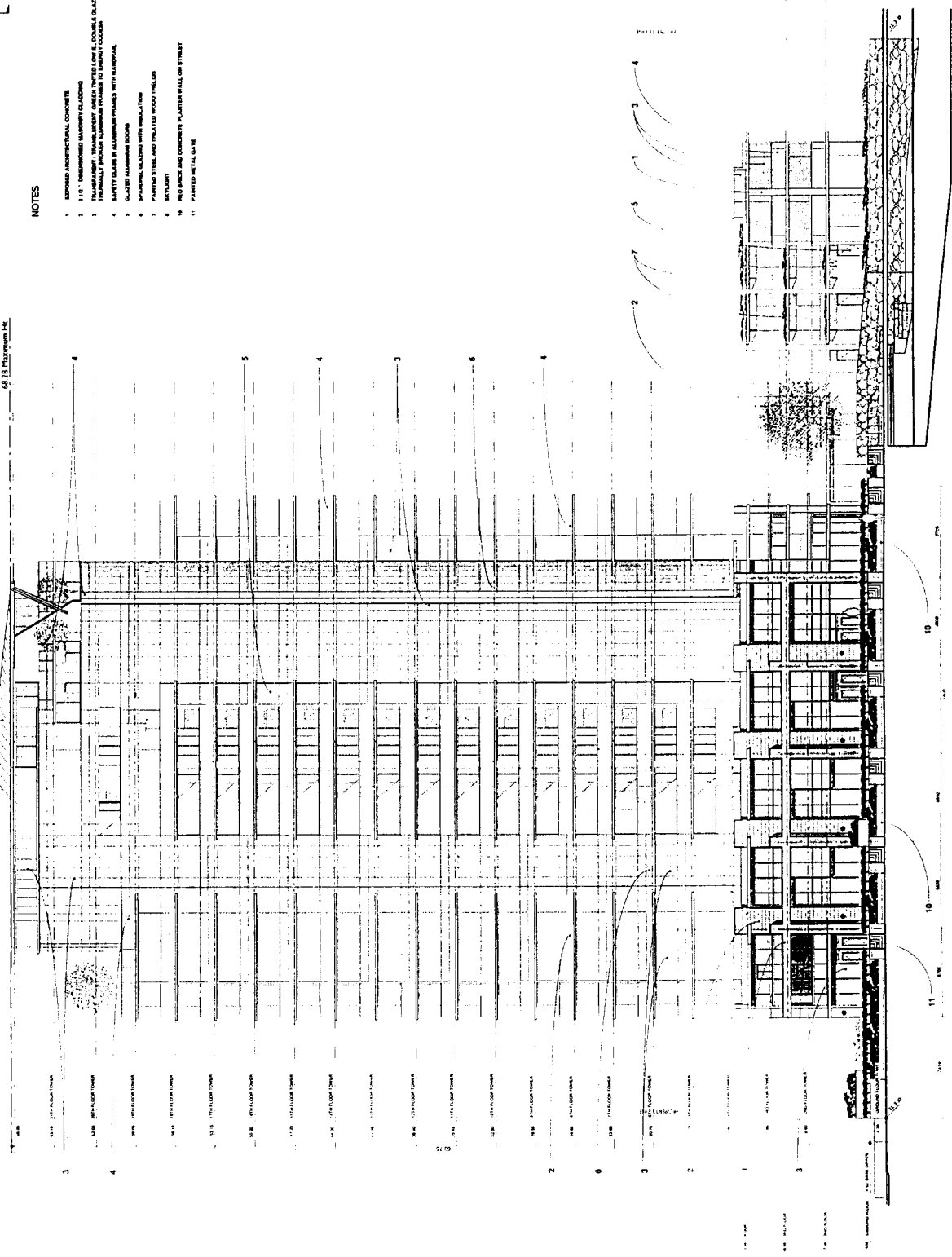
CONCORD 3G TOWER
100 AMHERST STREET

SOUTH WEST
ELEVATION

NOTES

- 1 LEVISED ARCHITECTURAL CONCRETE
- 2 1/2" THERMOBOND ALUMINUM CLADDING
- 3 THERMOBOND ALUMINUM CLADDING OVER WATER LOSE & DOUBLE GLAZED SAFETY #4
- 4 THERMALLY BREAKING ALUMINUM FRAMES TO SAFETY #4 CORNER
- 5 SAFETY GLAZED IN ALUMINUM FRAMES WITH HARDENED
- 6 GLAZED ALUMINUM WINDOW
- 7 SPACING RELATING WITH INSULATION
- 8 PAINTED STEEL AND TREATED WOOD TRIMMER
- 9 NYLONKIT
- 10 RED BRICK AND CONCRETE PLASTER WALL ON STREET
- 11 PAINTED METAL GATE

69.12 Meterman HL



1 2 3 4 5 6 7 8 9 10 11