

ADMINISTRATIVE REPORT

Date: May 10, 2005
Author/Local: S Hearn/6476
RTS No. 05174
CC File No. 2605
Meeting: May 24, 2005

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 160 West 49th Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 100 West 49th Avenue, Langara College (160 West 49th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE409072, prepared by Hancock Bruckner Eng + Wright Architects and stamped "Received, April 11, 2005, Community Service Group, Development Services ", 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 this portion of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on January 25, 1968, City Council approved a rezoning of this site from RS-1 to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law No. 4412 was enacted on March 18, 1969.

A further amendment (By-law No. 5571) to allow a college expansion, related facilities including accessory buildings and uses, a student resources building and setting a parking requirement of 1,100 off-street spaces, was enacted on September 14, 1982 after a Public Hearing on June 17, 1982.

Council approved this amendment allowing a floor area increase to college-related buildings, increasing the portion of those buildings that may be used for instructional purposes and increasing the parking requirement to 1,450 off-street spaces. CD-1 By-law No. 7407 was enacted April 11, 1995.

A further amendment, (By-law No.8946, to accommodate a replacement library) allowing increases to the floor area and the portion of the existing buildings used for instructional purposes was enacted on November 2, 2004, after a Public Hearing on September 2, 2004.

The site is located at the south west corner of 49th Avenue and Ontario Street. The proposed parking structure is located approximately 250 ft. south of 49th Avenue and 175 ft. from the westerly property line. 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 DE409072. 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 construction of a 450 vehicle underground parking structure. This forms a portion of the Phase I campus expansion, along with the replacement library. The above-ground portion of this phase, the library structure itself, will be processed under a

separate application and forwarded to Council for approval of the form of development. Three further expansion phases are contemplated and will be part of an upcoming rezoning application. Information regarding this proposed expansion was presented to Council in a March 3, 2005 Policy report. The underground parking structure, which is the subject of this report, along with the resultant location of the future library building has been favourably reviewed in this context.

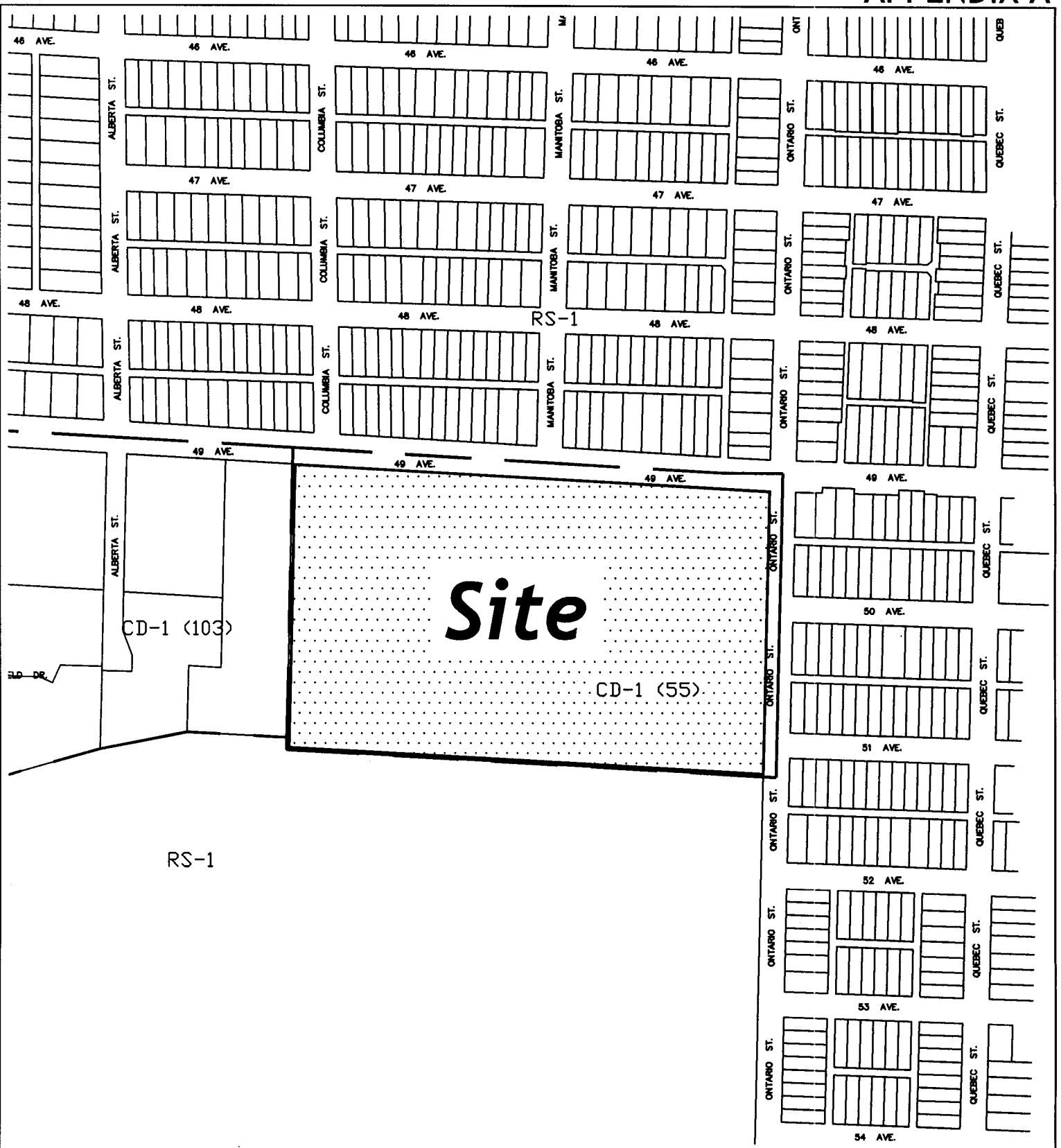
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

CONCLUSION

The Director of Planning has approved Development Application Number DE409072, 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: 160 W 49th Avenue DE 409072
 City of Vancouver Planning Department

Date: 2005 April 28
 Drawn: TM
 Scale: 1:4000

DATE: 11/11/2000
 BY: [Signature]
 PROJECT: LANGARA COLLEGE UNDERGROUND PARKADE
 100 WEST 49TH AVENUE
 VANCOUVER, BC



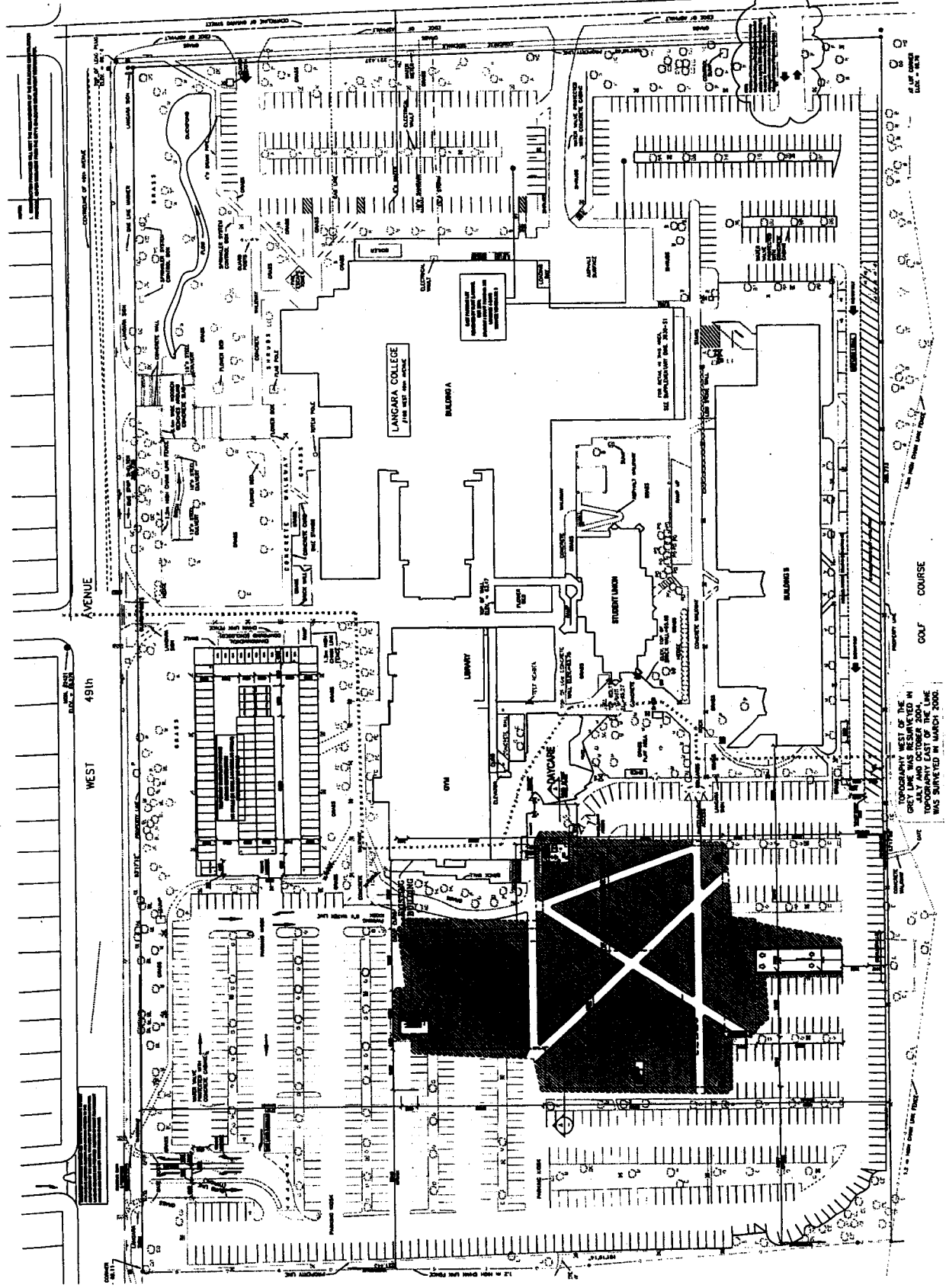
Teppie Architects

LANGARA COLLEGE
 UNDERGROUND PARKADE
 100 WEST 49TH AVENUE
 VANCOUVER, BC

PROJECT TITLE:
 LANGARA COLLEGE
 UNDERGROUND PARKADE
 100 WEST 49TH AVENUE
 VANCOUVER, BC

SHEET TITLE:
 OVERALL
 SITE PLAN

DATE:	11/11/2000
BY:	[Signature]
PROJECT:	LANGARA COLLEGE UNDERGROUND PARKADE
LOCATION:	100 WEST 49TH AVENUE, VANCOUVER, BC
SCALE:	AS SHOWN
PROJECT NO.:	100-49-00
SHEET NO.:	1 OF 2



TOPOGRAPHY WEST OF THE
 CITY LINE WAS REVISED IN
 1998. TOPOGRAPHY EAST OF THE LINE
 WAS SURVEYED IN MARCH 2000.

