

ADMINISTRATIVE REPORT

Date: May 31, 2005
Author/Local: S. Hearn/6476
RTS No. 05234
CC File No. 2605
Meeting Date: June 14, 2005

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 438 Great Northern Way

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 438 Great Northern Way be approved generally as illustrated in the Development Application Number DE408757, prepared by Raymond Ching Architect and stamped "Received, Community Service Group, Development Services, April 22, 2005", 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 December 4, 1969, City Council approved a rezoning of this site from M-2 Industrial District and RM-3 Multiple Dwelling District, to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law No. 4559 was enacted on June 1, 1971.

At a Public Hearing City Council approved a further amendment that expanded the permitted uses. Amending By-law No. 7370 was enacted on January 10, 1995.

At a Public Hearing on July 6, 1999, Council approved an amendment allowing development of a Church and related uses. On November 2, 1999 the CD-1 amending By-law No. 8118 was enacted.

The site is bounded by Great Northern Way to the north, East 5th Avenue to the south, St. George Street and East 2nd Avenue to the east and west, respectively. The proposed Church development is located at the eastern end of the site. 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 DE408757. 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 680-seat Church (downsized from the originally envisioned 1,400 seat capacity) with ancillary rectory, offices and meeting rooms with two levels of underground parking for 133 vehicles having vehicular access from Great Northern Way to be developed on the eastern portion of the site.

The Church represents phase two of a two phase redevelopment program contemplated by the CD-1 amendment enacted November 2, 1999. A Development Permit for phase one was issued in 2000 for the construction of a three storey school and gymnasium on the western portion of this site.

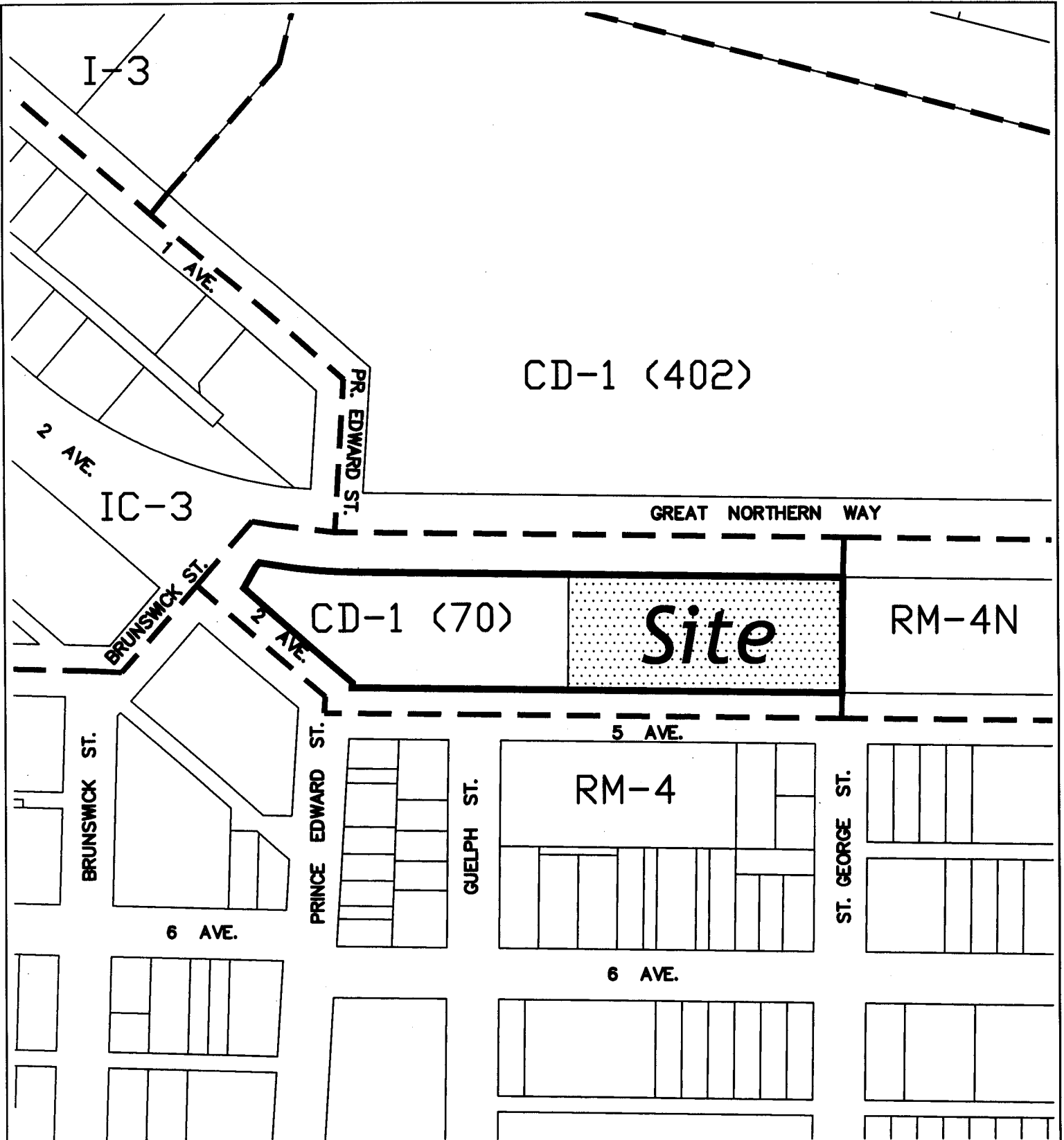
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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 DE408757, 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: 438 Great Northern Way, DE408757
 City of Vancouver Planning Department

Date: 2005 May 30
 Drawn: TM
 Scale: 1:2000

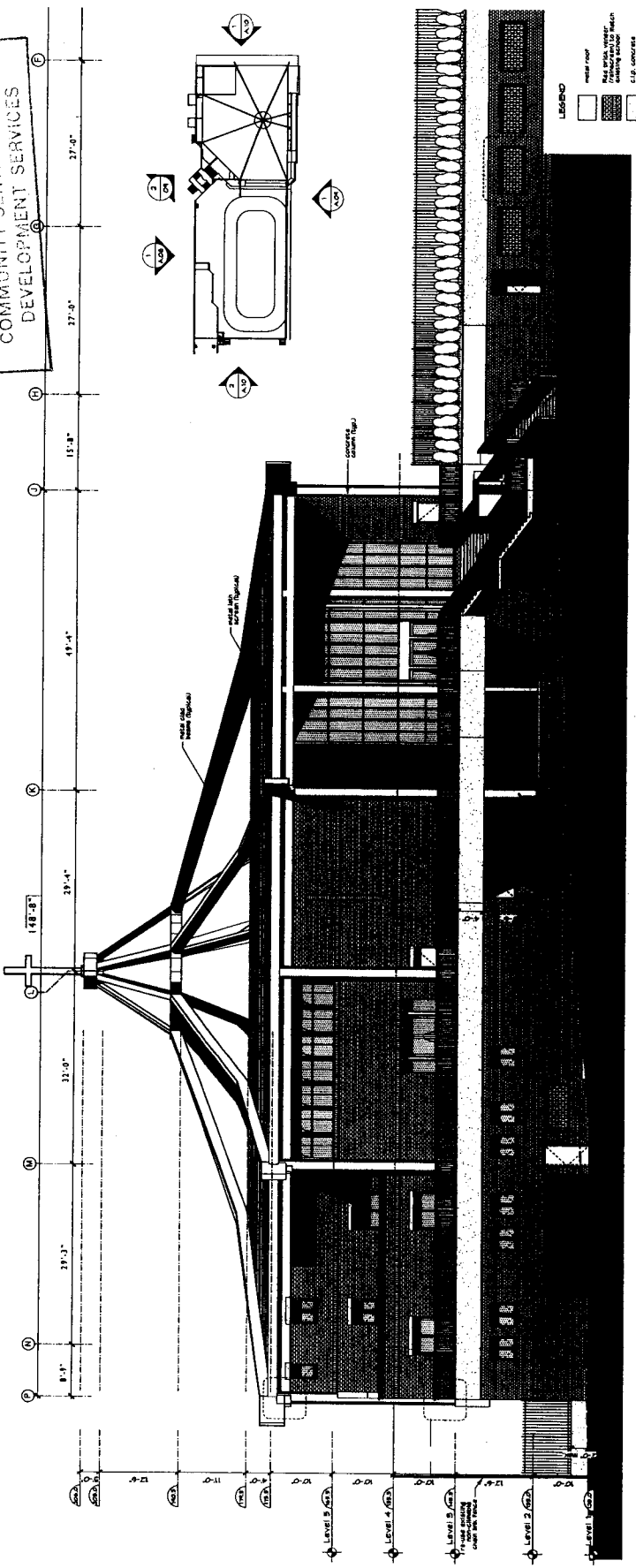
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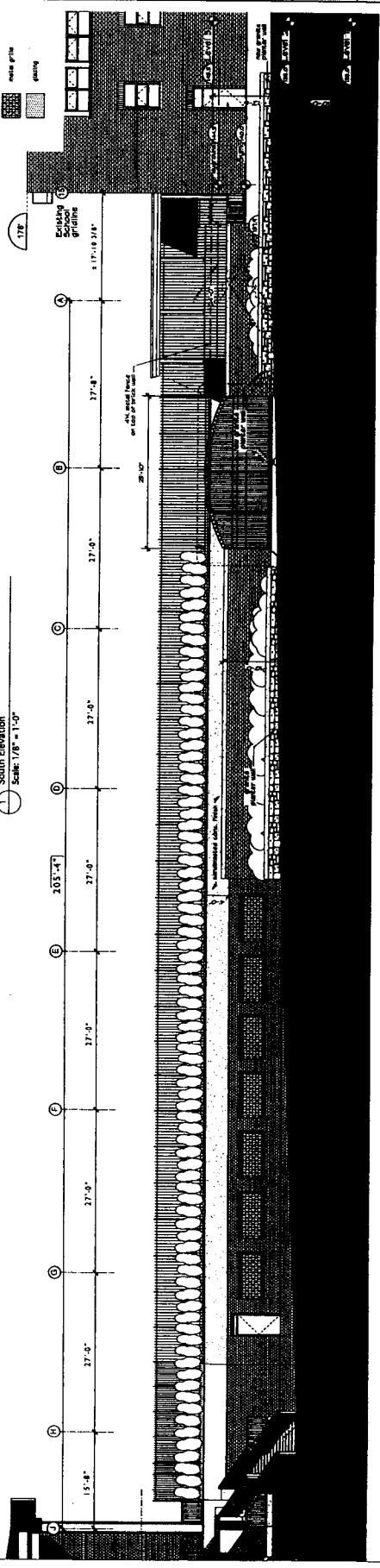
COMMUNITY SERVICE GROUP
DEVELOPMENT SERVICES

REVISIONS

NO.	DATE	DESCRIPTION



1 South Elevation
Scale: 1/8" = 1'-0"



2 West Elevation
Scale: 1/8" = 1'-0"

PRELIMINARY
ISSUE
NOT FOR CONSTRUCTION

INSTRUCTIONS:
 1. This drawing is a preliminary design and is subject to change without notice.
 2. All dimensions are in feet and inches.
 3. All materials and finishes are to be as specified in the schedule.
 4. All work is to be in accordance with the applicable building codes.
 5. All work is to be in accordance with the applicable fire codes.
 6. All work is to be in accordance with the applicable health and safety codes.
 7. All work is to be in accordance with the applicable environmental codes.
 8. All work is to be in accordance with the applicable accessibility codes.
 9. All work is to be in accordance with the applicable energy codes.
 10. All work is to be in accordance with the applicable sustainability codes.

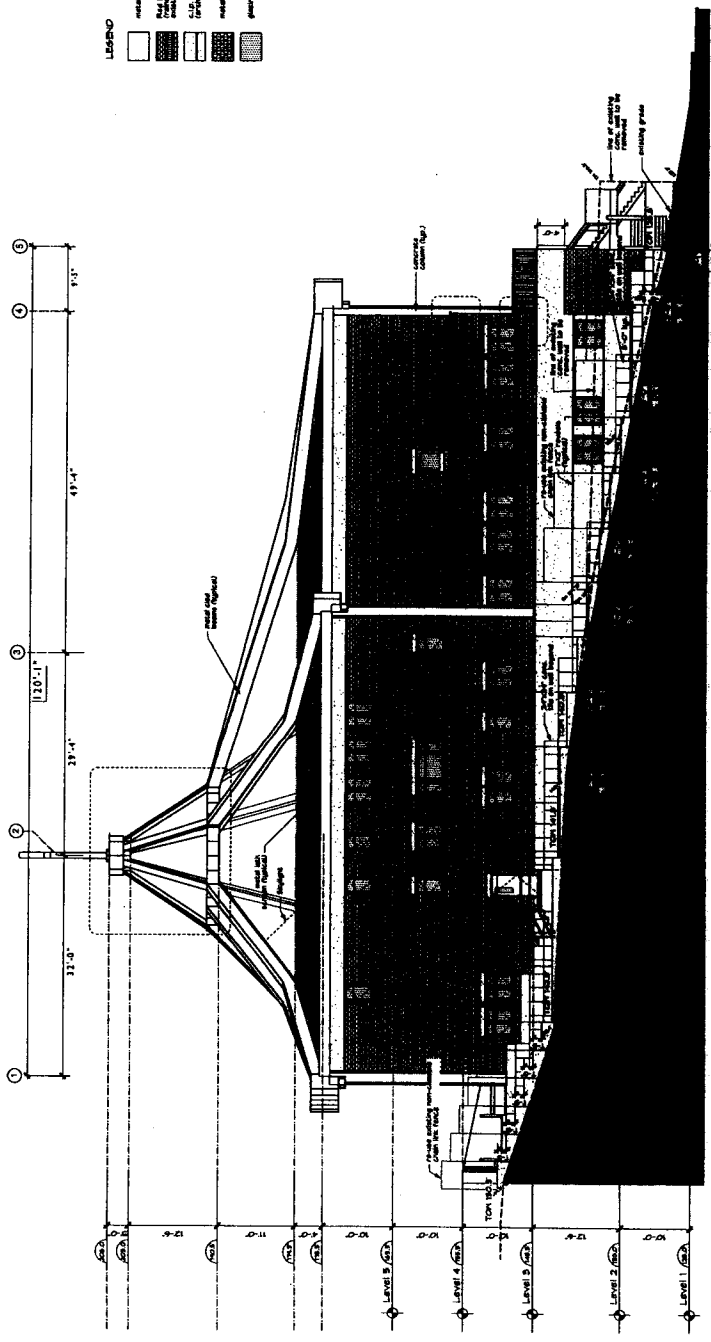
NO.	REVISION	DATE



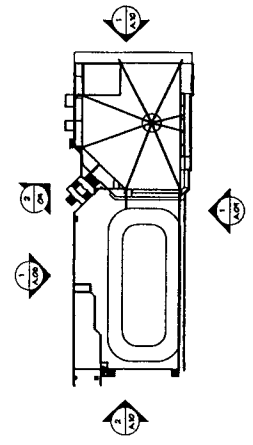
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 COMMUNITY SERVICE GROUP
 DEVELOPMENT SERVICES

LEGEND

[Pattern]	metal roof
[Pattern]	red brick, upper
[Pattern]	red brick, lower
[Pattern]	concrete
[Pattern]	glass curtain wall
[Pattern]	metal panel
[Pattern]	metal panel
[Pattern]	metal panel



1 East Elevation
 Scale: 1/8" = 1'-0"



2 West Elevation
 Scale: 1/8" = 1'-0"

PRELIMINARY
 ISSUE
 NOT FOR CONSTRUCTION