



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: August 29, 2005
Author: Bill Boons
Phone No.: 604.873.7678
RTS No.: 05451
CC File No.: 2604
Meeting Date: September 13, 2005

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1139 West Cordova Street

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 501 Bute Street (1139 West Cordova Street being the application address) be approved generally as illustrated in the Development Application Number DE408870, prepared by James K.M. Cheng, Architects and stamped "Received, Community Service Group, Development Services", May 17, 2005, 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

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 June 29, 1995, City Council approved a rezoning of this site from Central Waterfront District (CWD) to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7681 was enacted on November 26, 1996. Companion Guidelines (Harbour Green Neighbourhood 501 Bute Street) CD-1 Guidelines were also adopted by Council at that time.

At a Public Hearing on May 28, 1998, Council approved amendments to increase the floor area permitted for Retail and Service Uses, and exclude accessory uses customarily ancillary to Park uses from floor area calculations. These amendments (By-laws Numbered 7922 and 7923) were enacted on July 21, 1998.

A further amendment (By-law No. 8011) to various CD-1 By-laws, including 501 Bute Street, to include a loading relaxation clause, was enacted on April 13, 1999, following a Public Hearing on February 23, 1999.

Further amendments to provide floor space ratio exclusions for construction incentives to control building envelope leaks (By-law No. 8169, enacted March 14, 2000), to reduce the number of non-market housing units and increase the maximum residential floor area permitted (By-law No. 8312, enacted March 13, 2001), clarifying floor area exclusions for parking purposes (By-law No. 8566, enacted October 22, 2002), clarifying floor area exclusions for heating and mechanical equipment (By-law No. 8700, enacted July 8, 2003) and clarifying residential storage exclusions (By-law No. 8760, enacted December 9, 2003) have also been approved by Council.

The site is located on the north side of West Cordova Street, east of Bute Street and west of Thurlow Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE408870. 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 CD-1 consists of five Sub-Areas. The proposal involves construction of a 31-storey residential tower in Sub-Area 3, having nine townhouses at grade level (total of 75 dwelling units), over three levels of underground parking providing 195 off-street parking spaces and 156 bicycle parking spaces.

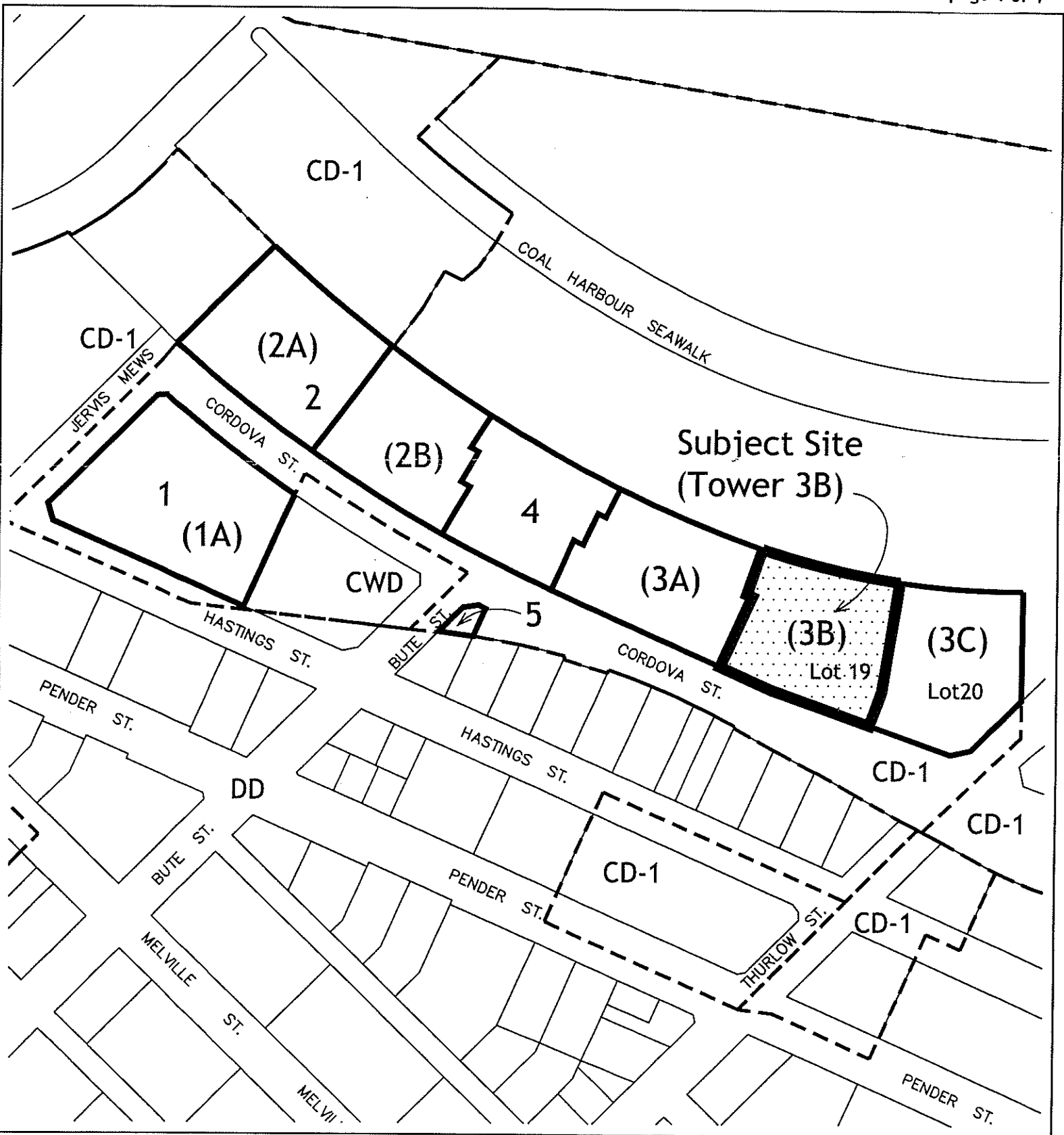
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

CONCLUSION

The Development Permit Board has approved Development Application Number DE408870, 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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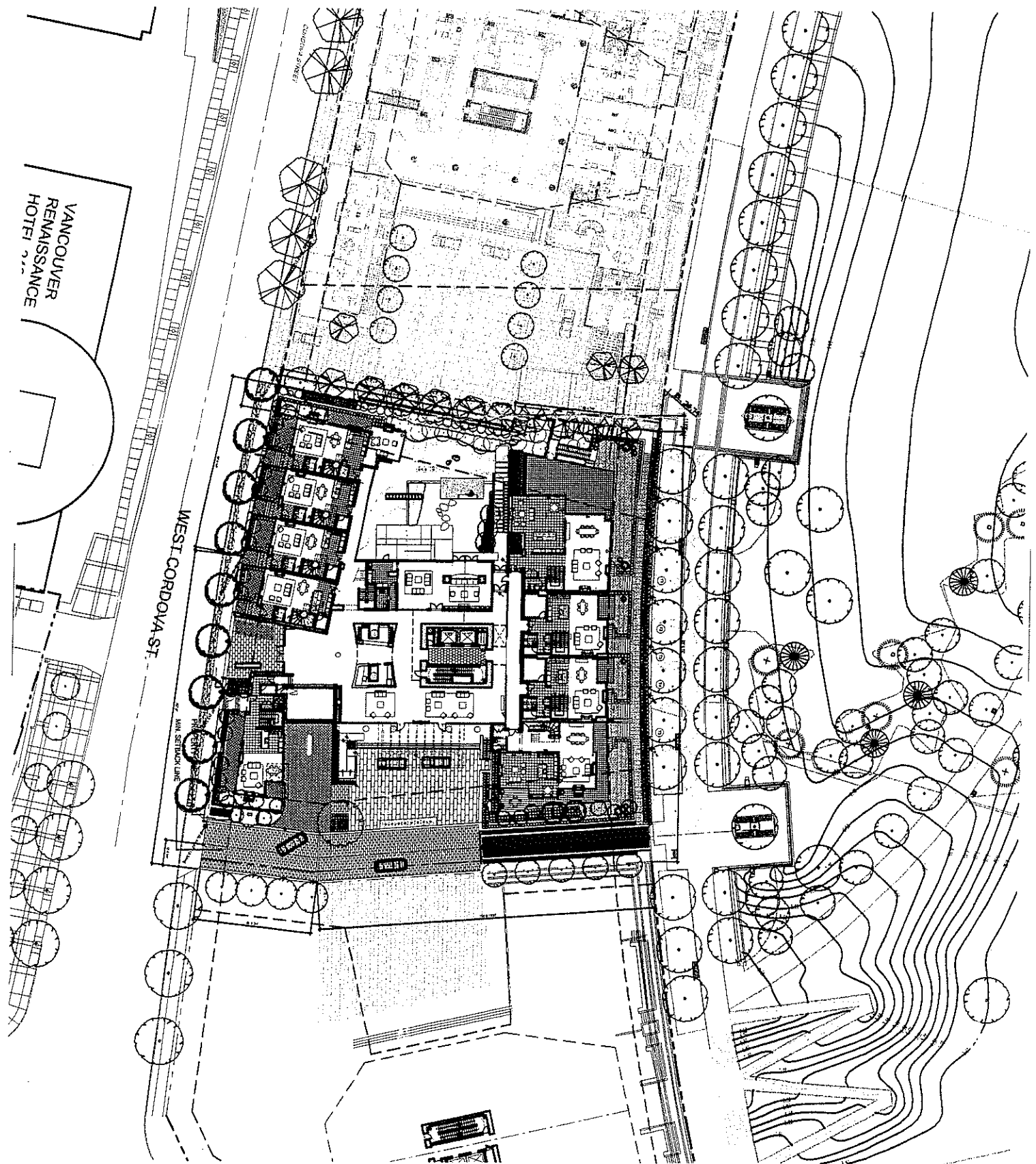
--- ZONING BOUNDARY



Site: 1139 W Cordova St. DE408870
City of Vancouver Planning Department

Date: 2005 August 19
Drawn: TM
Scale: NTS (see above)





VANCOUVER
RENAISSANCE
HOTEL

WEST CORDOVA ST.

Cordova Street

VAN SEWER LINE

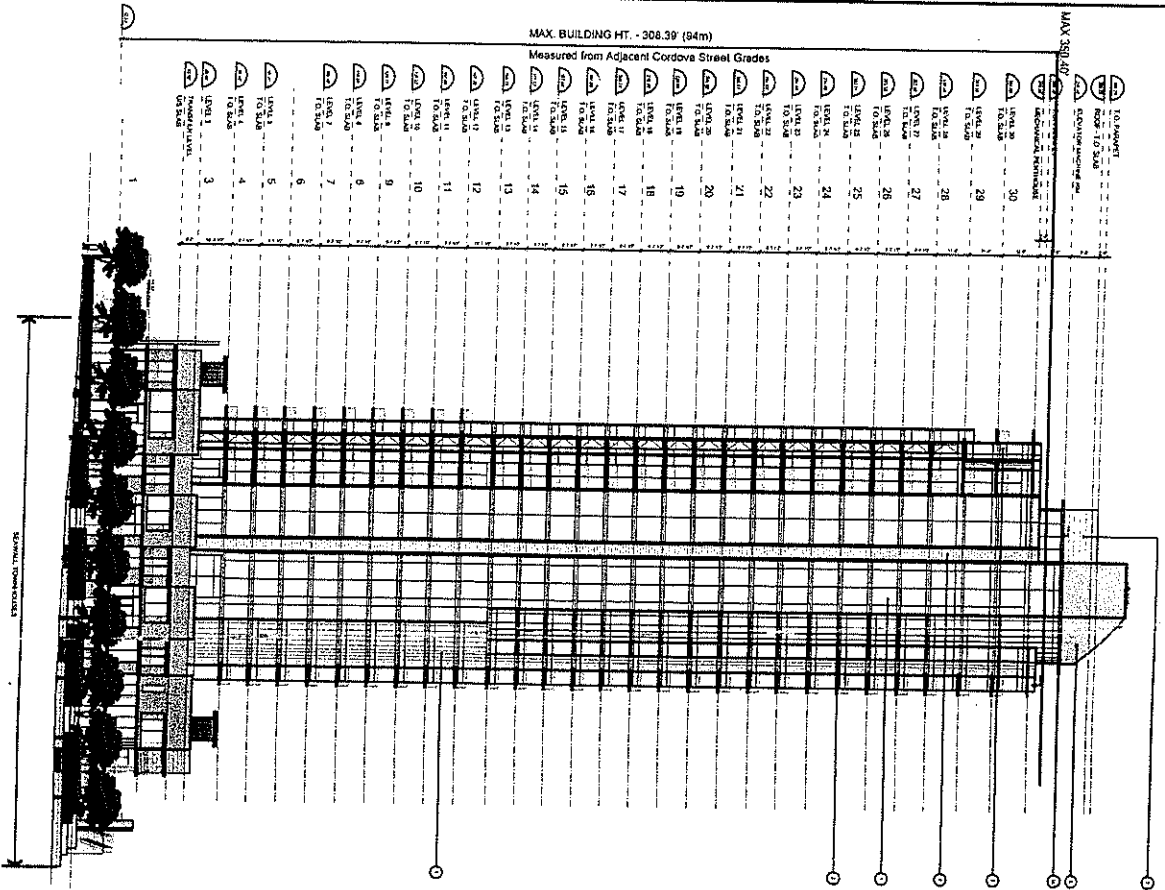
2 HARBOUR GREEN
TOWER 8
173 CORDOVA STREET
VANCOUVER, B.C.
SHEWAN

DATE: 03.16
SCALE: AS SHOWN
PROJECT NO: A13

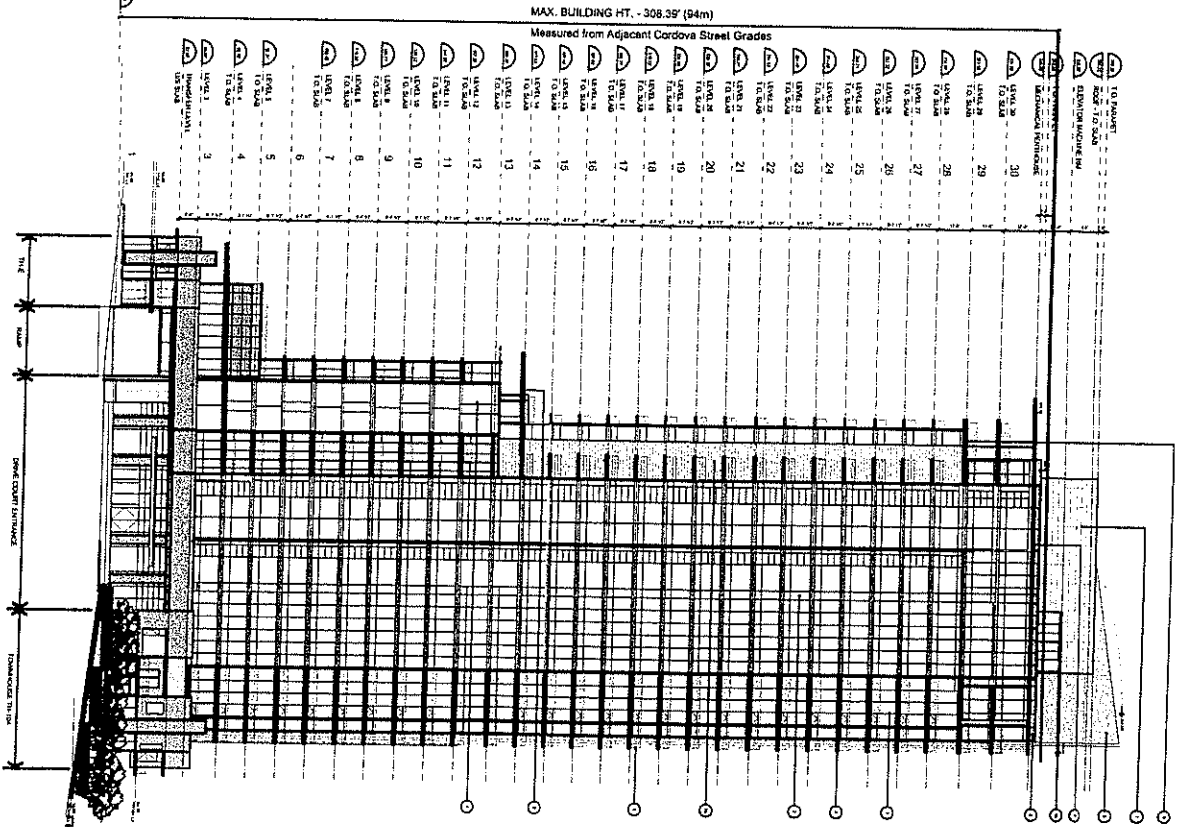
ARCHITECTS

DATE: 03.16
SCALE: AS SHOWN
PROJECT NO: A13

NORTH ELEVATION



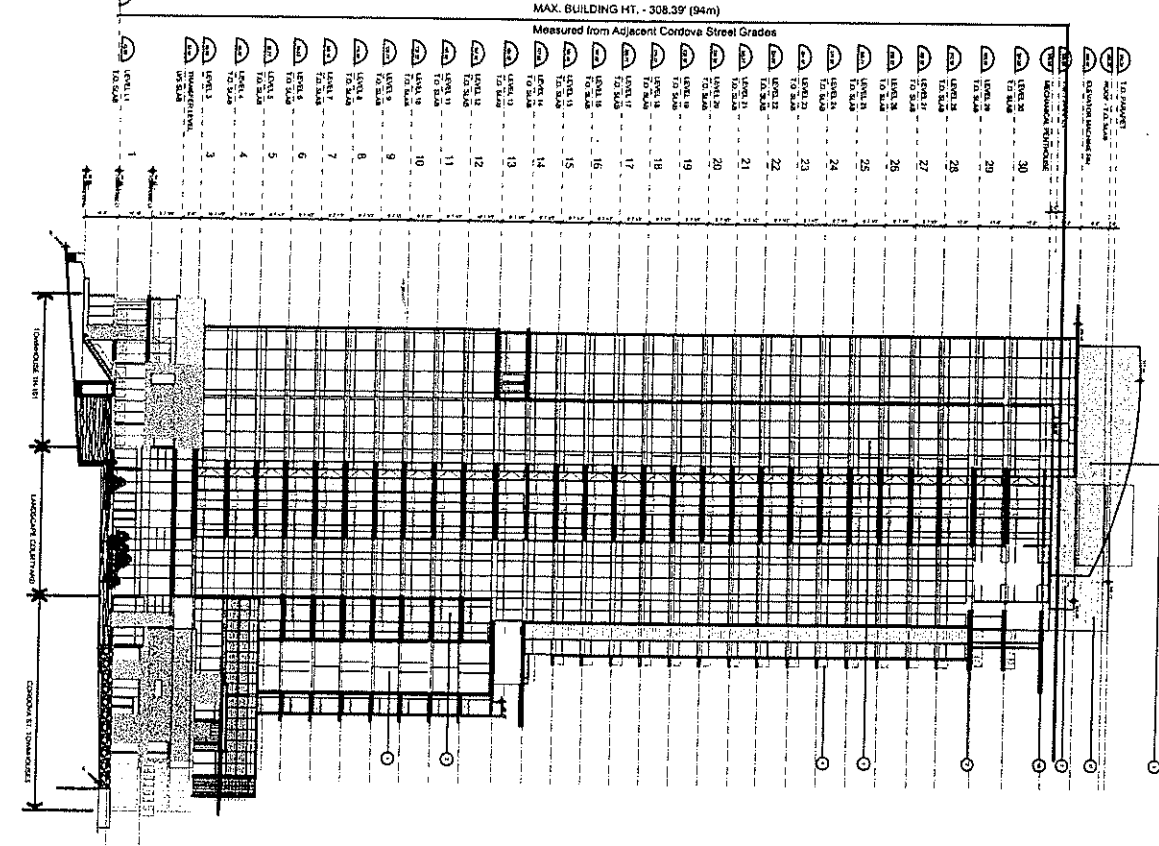
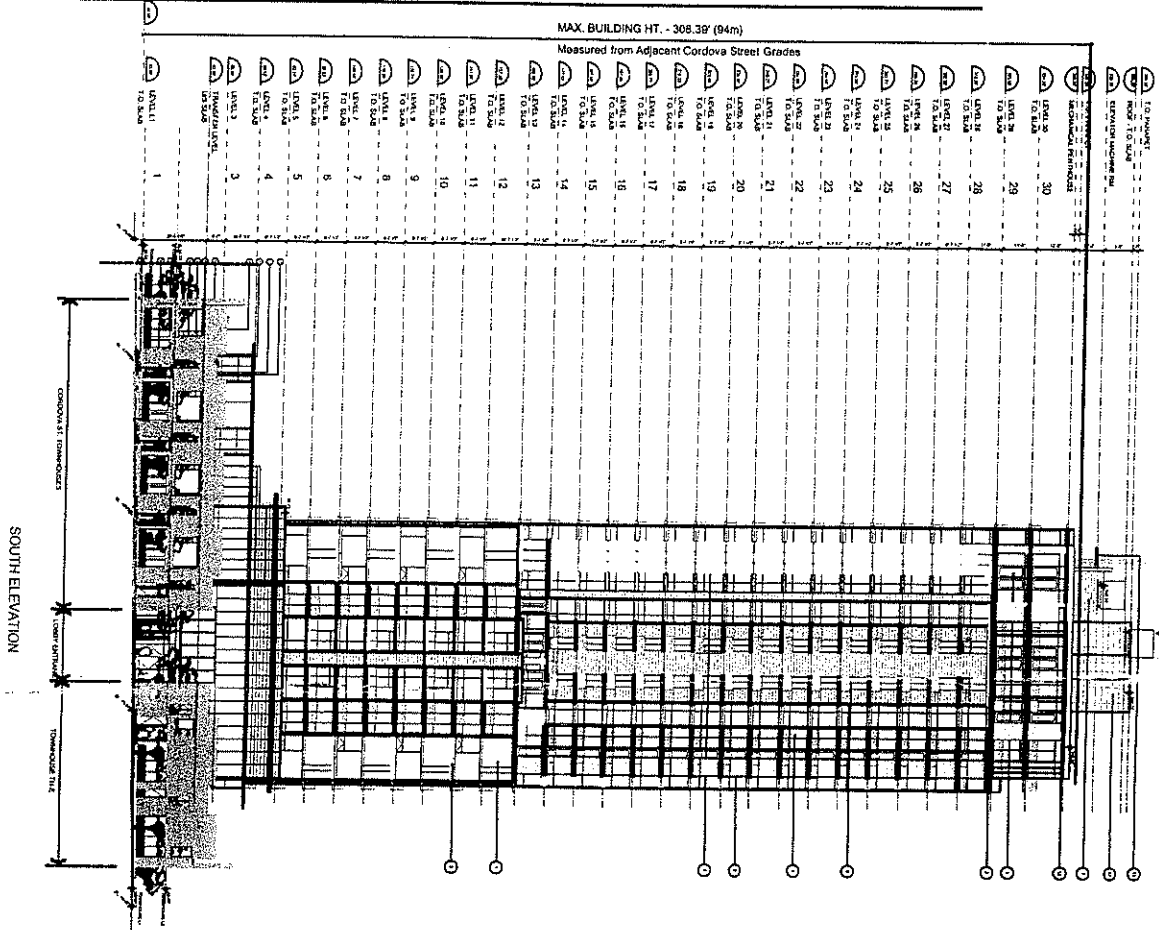
EAST ELEVATION



2 HARBOUR GREEN
 TOWER B
 1130 CORDOVA STREET
 VANCOUVER, B.C.
 NORTH AND EAST
 ELEVATIONS
 1/16" = 1'-0"
 03/16/20
 T. M. M. ARCHITECTS
 1130 CORDOVA STREET
 VANCOUVER, B.C. V6H 2E6
 TEL: 604-681-1130
 FAX: 604-681-1131
 WWW.TMMARCHITECTS.COM

A5.1

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- 1. Level 1
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22 Level 30
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 24 Level 28
 25 Level 27
 26 Level 26
 27 Level 25
 28 Level 24
 29 Level 23
 30 Level 22

JYNSHI CHANG ARCHITECTS INC.
 1100 CORDOVA STREET
 WASHINGTON, D.C.

2 HARBOR GREEN
 TOWER 9
 1100 CORDOVA STREET
 WASHINGTON, D.C.
 SOUTH AND WEST
 ELEVATIONS

DATE: 11/17/2017
 DRAWN BY: JYNSHI CHANG
 CHECKED BY: JYNSHI CHANG
 PROJECT NO: 22-000001
 SHEET NO: A5.2