



CITY OF VANCOUVER

A3

ADMINISTRATIVE REPORT

Report Date: August 15, 2005
Author: S Hearn
Phone No.: 604.871.6476
RTS No.: 05436
CC File No.: 2606
Meeting Date: September 13, 2005

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Form of Development: 1500 Homer Mews
DE408703, CD-1 By-law No. 7675

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 500 Pacific Street (1500 Homer Mews being the application address) be approved generally as illustrated in the Development Application Number DE408703, prepared by Nick Milkovich Architects Inc. & Arthur Erickson Design Consultant and stamped "Received, Community Service Group, Development Services June 3, 2005", provided that the Director of Planning 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 March 28 and April 2, 1996, City Council approved a rezoning of this site from BC Place/Expo District (BCPED) to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law No. 7675 was enacted on November 26, 1996. Companion Guidelines (Beach Neighbourhood CD-1 Guidelines [500 and 600 Pacific Street]) were also adopted by Council on October 21, 1999.

An amendment (By-law No. 8011) to various CD-1 By-laws, including 500 Pacific Street to include a loading relaxation clause, was enacted on April 13, 1999, following a Public Hearing on February 23, 1999. A further amendment (By-law No. 8169) to provide a floor space exclusion incentive to control building envelope leaks was enacted March 14, 2000, following a Public Hearing on February 24, 2000. At a Public Hearing on October 22, 2002, Council approved an amendment (By-law No. 8566) to this By-law clarifying floor area exclusions for parking purposes which was enacted the same day. And lastly, on February 27, 2003, at a Public Hearing, Council approved an amendment (By-law No. 8651) to this By-law, clarifying subsidized and market rental housing terms which was enacted March 11, 2003.

The site is located immediately south of Beach Crescent on the east side of Homer Mews which is an extension of Homer Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, Development Application DE408703 proposing a number of storeys beyond that specified in the Guidelines (18 storeys versus 16) was received. In accordance with a previous resolution, Council reviewed this application on October 21, 2004, and advised the following:

"That Council advise the Director of Planning that it is prepared to consider approval of a final form of development at 1500 Homer Mews (Development Application DE408703) which includes an additional two storeys (within the already permitted height) on the residential tower, subject to the application being referred to the Development Permit Board for decision after staff review is completed, and the application receiving Development Permit Board approval."

The Development Permit Board approved Development Application Number DE408703 on November 22, 2004. 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 an 17-storey residential tower containing 45 dwelling units with 2-storey residential low rise containing a total of 15 units for a total of 60 dwelling units. The three level underground parking structure provides 169 spaces, 158 for the residences and 11 for the adjacent marina; and 120 Class A bicycle spaces (44 spaces above the minimum requirement).

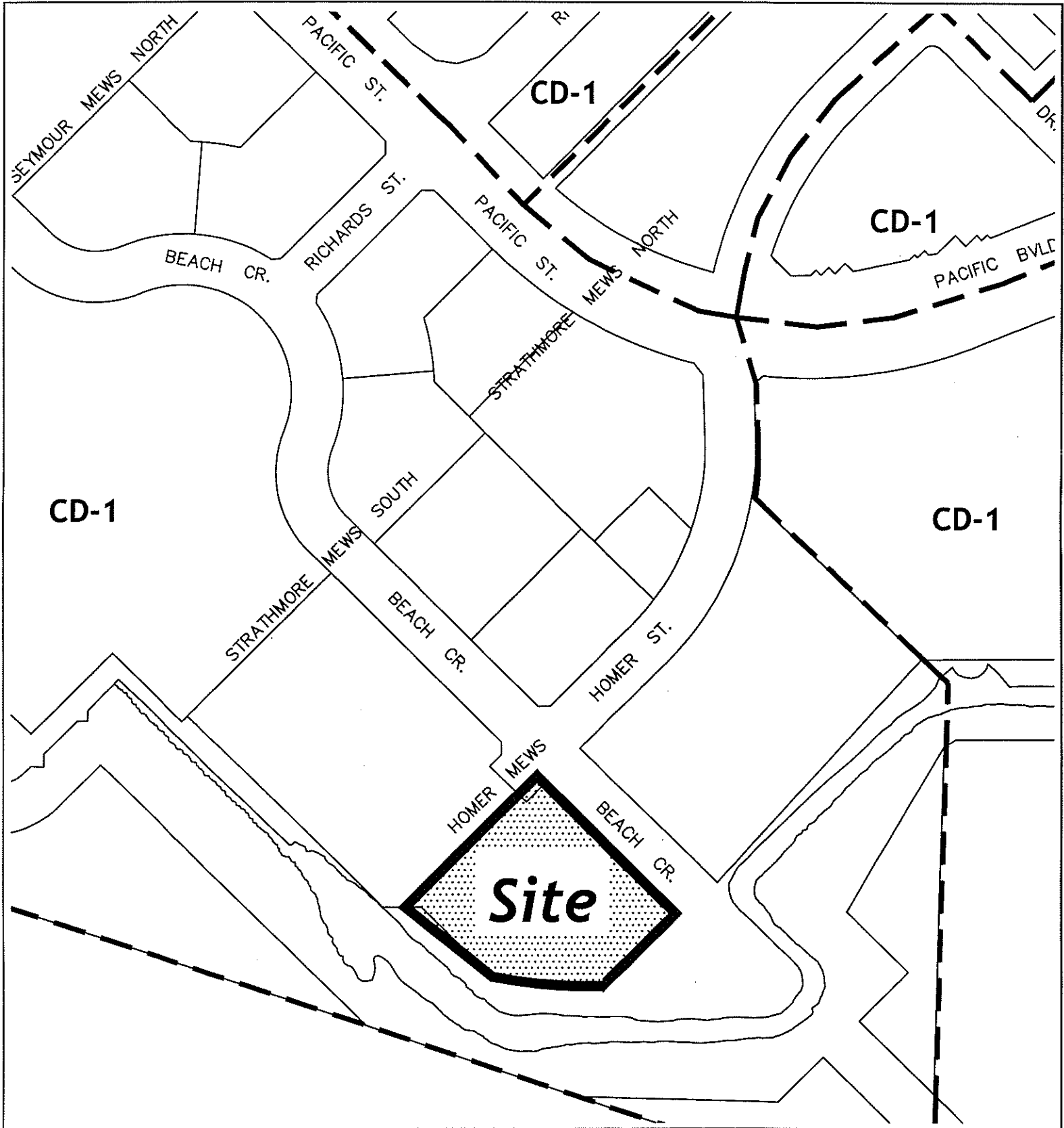
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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 DE408703, 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

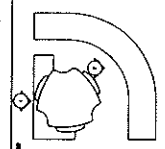
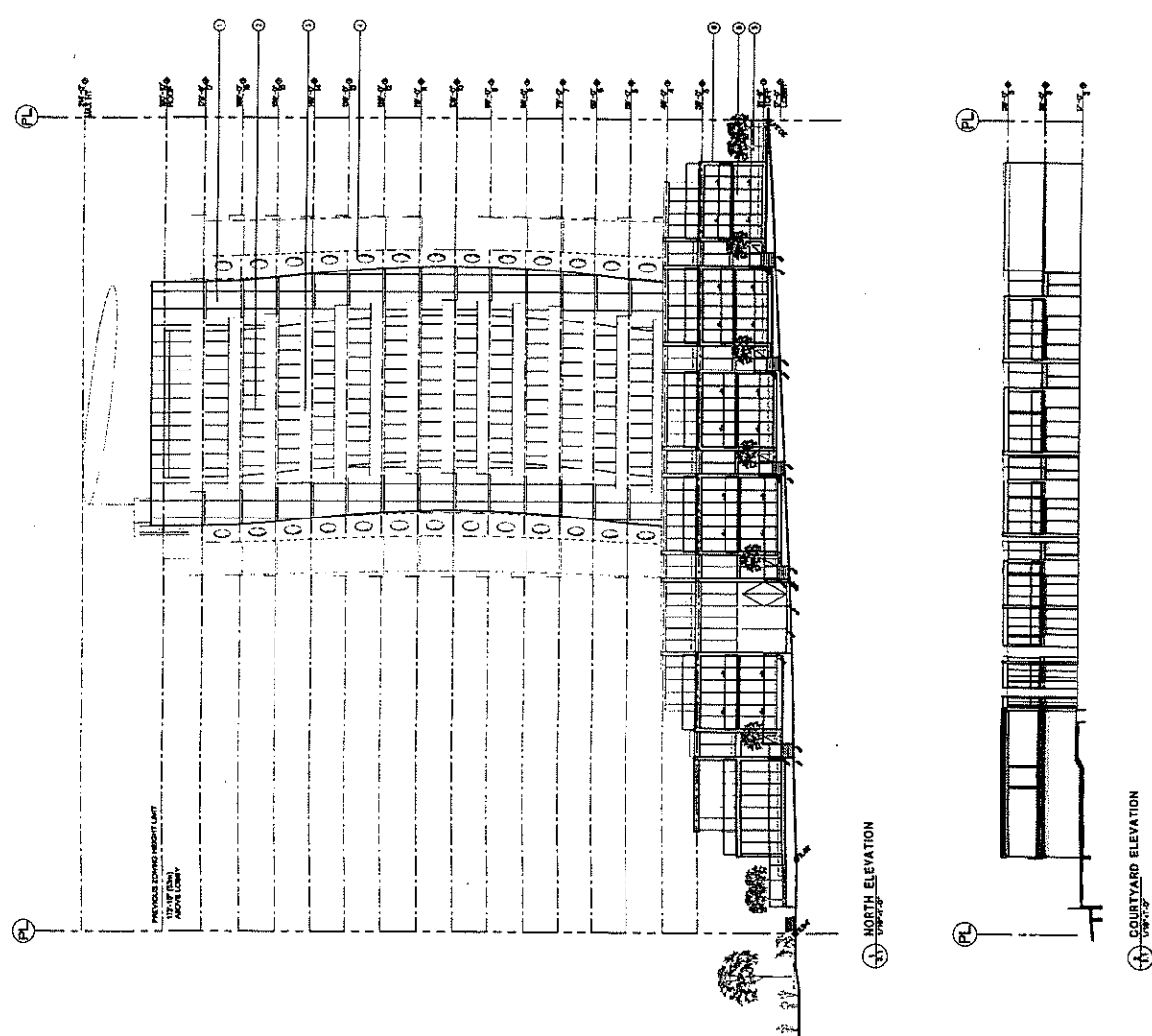


Site: 1500 Homer Mews DE 408703
City of Vancouver Planning Department

Date: 2004 December 20
Drawn: TM
Scale: 1:2000

ARCHITECTURAL CONSULTANTS INC. 1000 UNIVERSITY AVENUE, SUITE 1000 VANCOUVER, BC V6P 1G1 TEL: (604) 278-1111 FAX: (604) 278-1112 WWW.ACI-CANADA.COM		PROJECT NO. TOWER 1K 1000 UNIVERSITY AVENUE VANCOUVER, BC CANADA		DRAWING NO. NORTH ELEVATION COURTYARD ELEVATION	
DATE 11/11/11		SCALE 1/8" = 1'-0"		PROJECT NO. 1000U	
DRAWN BY J. [Name]		CHECKED BY [Name]		DATE 11/11/11	

- MATERIAL LEGEND
- ① LOW EMISSION GLASS UNITS IN STRUCTURAL FRAME CURTAIN WALL SYSTEM
 - ② ALUMINUM WINDOW SYSTEM
 - ③ CLEAR GLASS BALUSTRADE
 - ④ GLASS TILE CLADDING SYSTEM
 - ⑤ LOW EMISSION GLASS UNITS IN WOODEN ALUMINUM WINDOW SYSTEM
 - ⑥ EXPOSED CONCRETE
- GLASS SPECIFICATION
- GLASS UNITS TO BE SUPPLIED UNDER CODE OF CANADA FOR BUILDING 188
- U VALUE = 0.8
- SHADING COEFFICIENT = 0.58
- PRODUCTS
- LOW EMISSION GLASS UNITS
 PPG LOW EMISSION 50
 PULMONUM SQUARE CONTROL LOW E

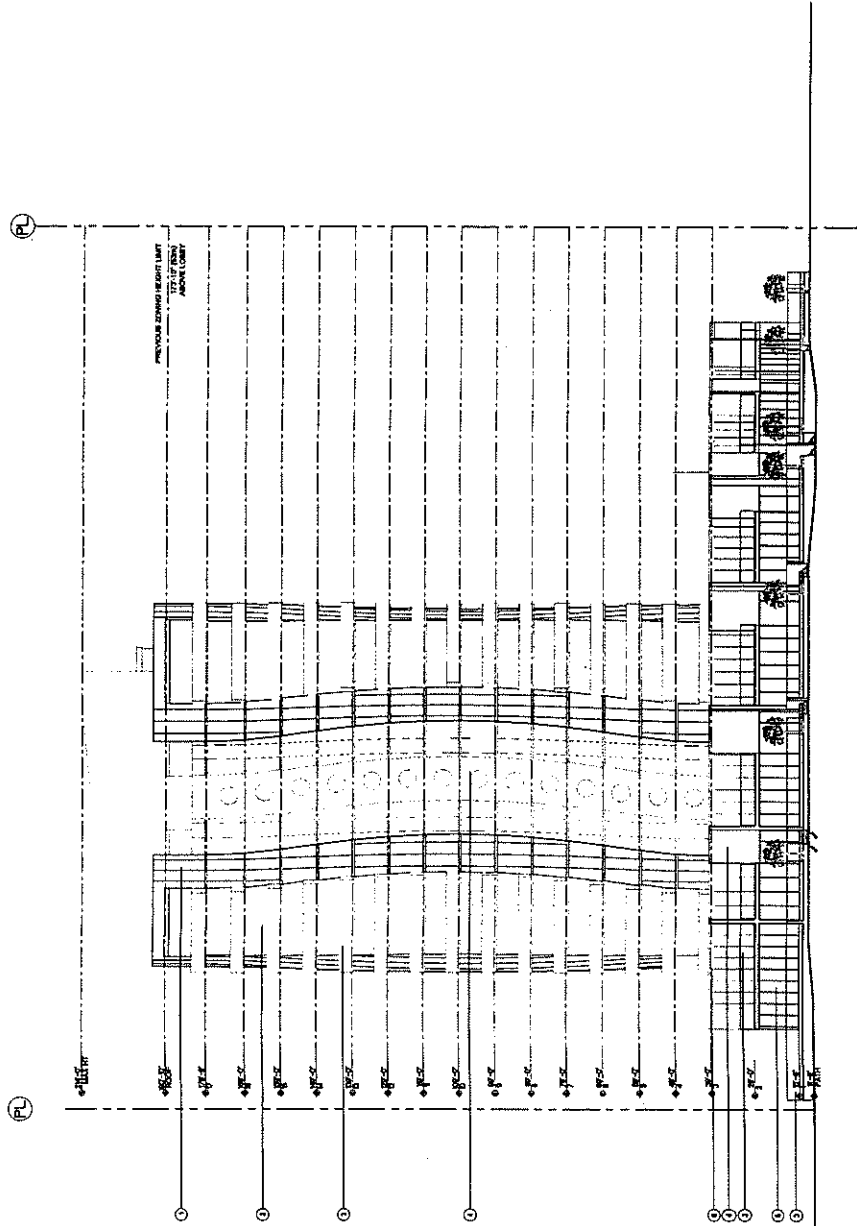


PROJECT NO.
TOWER 1K
1000 UNIVERSITY AVENUE
VANCOUVER, BC
CANADA

DRAWING NO.
NORTH ELEVATION
COURTYARD ELEVATION

DATE	11/11/11
SCALE	1/8" = 1'-0"
PROJECT NO.	1000U
DRAWN BY	J. [Name]
CHECKED BY	[Name]
DATE	11/11/11

<p>PROJECT: TOWER 1K 1500 - 15TH AVENUE VANCOUVER, BC CANADA</p>		<p>DATE: 12/15/10</p>	
<p>PROJECT NO: 1500-15TH</p>		<p>SCALE: 1/8" = 1'-0"</p>	
<p>DATE: 12/15/10</p>		<p>PROJECT NO: 1500-15TH</p>	
<p>DATE: 12/15/10</p>		<p>PROJECT NO: 1500-15TH</p>	



- MATERIAL LEGEND**
- ① LOW-E WINDOW GLASS LITES IN STRUCTURAL BEARING CURTAIN WALL SYSTEM
 - ② LOW-E WINDOW GLASS LITES IN UNCOLORED ALUMINUM CURTAIN WALL SYSTEM
 - ③ GLASS GLAZING BALUSTRADE
 - ④ GLASS TILE CLADDING SYSTEM
 - ⑤ LOW-E WINDOW GLASS LITES IN UNCOLORED ALUMINUM CURTAIN WALL SYSTEM
 - ⑥ ENRICHED CONCRETE
- GLASS SPECIFICATION**
- BASED ON MODEL NATIONAL ENERGY CODE OF CANADA FOR BUILDING TIGHT CLIMATE ZONE 4
- SHADING COEFFICIENT = 0.88
- PRODUCTS:
- ① LOW-E WINDOW GLASS LITES
 - ② LOW-E WINDOW GLASS LITES
 - ③ LOW-E WINDOW GLASS LITES
 - ④ LOW-E WINDOW GLASS LITES
 - ⑤ LOW-E WINDOW GLASS LITES
 - ⑥ LOW-E WINDOW GLASS LITES
 - ⑦ LOW-E WINDOW GLASS LITES
 - ⑧ LOW-E WINDOW GLASS LITES
 - ⑨ LOW-E WINDOW GLASS LITES
 - ⑩ LOW-E WINDOW GLASS LITES
 - ⑪ LOW-E WINDOW GLASS LITES
 - ⑫ LOW-E WINDOW GLASS LITES

⊕ SOUTH ELEVATION

