



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: October 17, 2005  
Author: S Hearn  
Phone No.: 604.871.6476  
RTS No.: 05552  
CC File No.: 2607  
Meeting Date: November 1, 2005

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 1818 Nelson Street

#### RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 1001 - 1015 Denman Street (1818 Nelson Street being the application address) be approved generally as illustrated in the Development Application Number DE409185, prepared by Millenia Architecture Group and stamped "Received, Community Service Group, Development Services August 5, 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.

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## 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.

## BACKGROUND

At a Public Hearing on July 22, 2004, City Council approved a rezoning of this site from RM-5B Multiple Dwelling District and C-5 Commercial District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law No. 8978 was enacted on February 1, 2005.

The site is located at the southwest corner of the Denman and Nelson Streets' intersection. 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 DE409185. 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 five storey building with ground floor retail units, second floor restaurant with outdoor patio seating and three additional floors containing a total of ten (10) dwelling units all over top of a one-level underground parkade providing thirty-three (33) car parking and twenty-one (21) bicycle parking spaces.

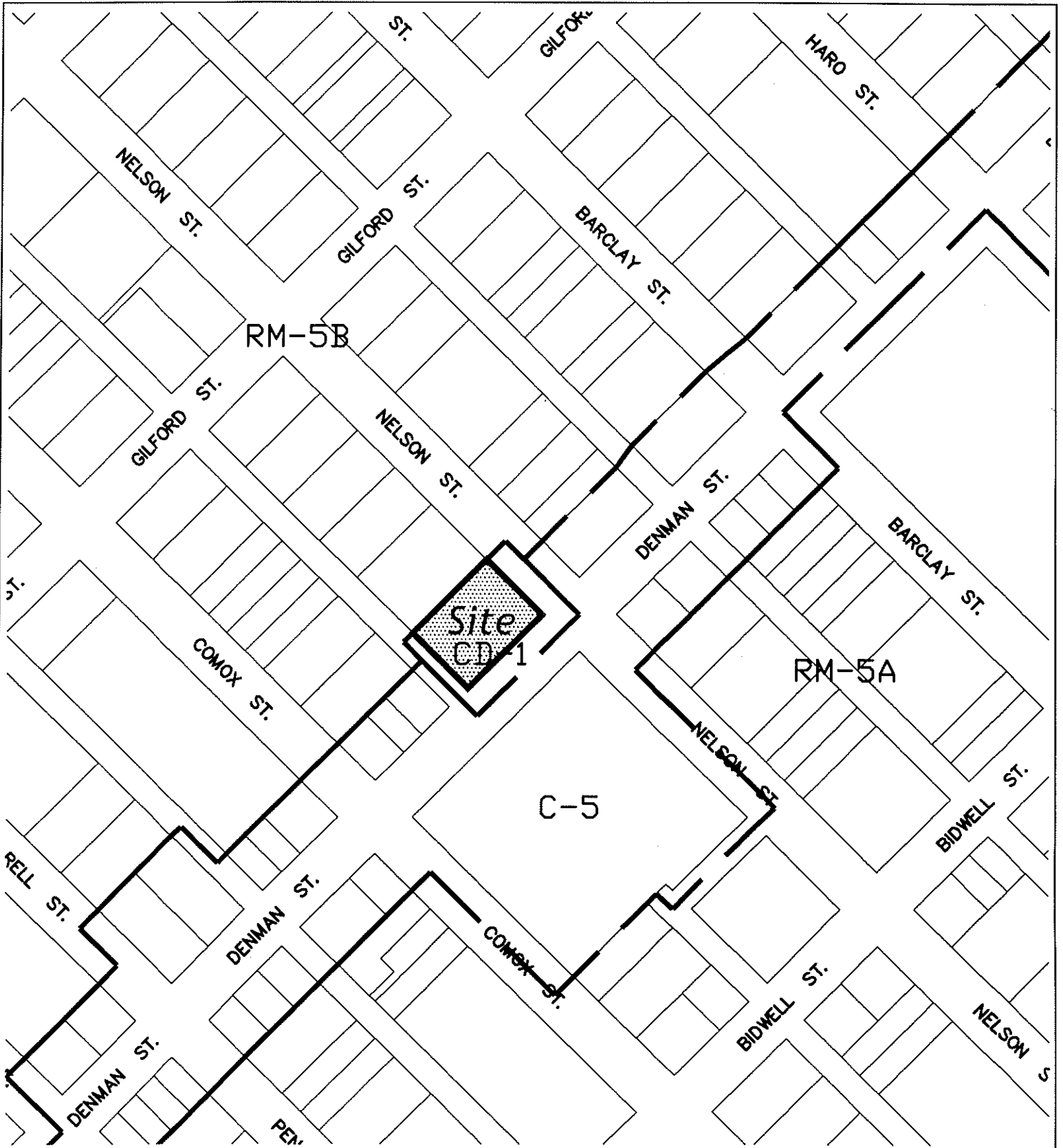
The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

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 DE409185, 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

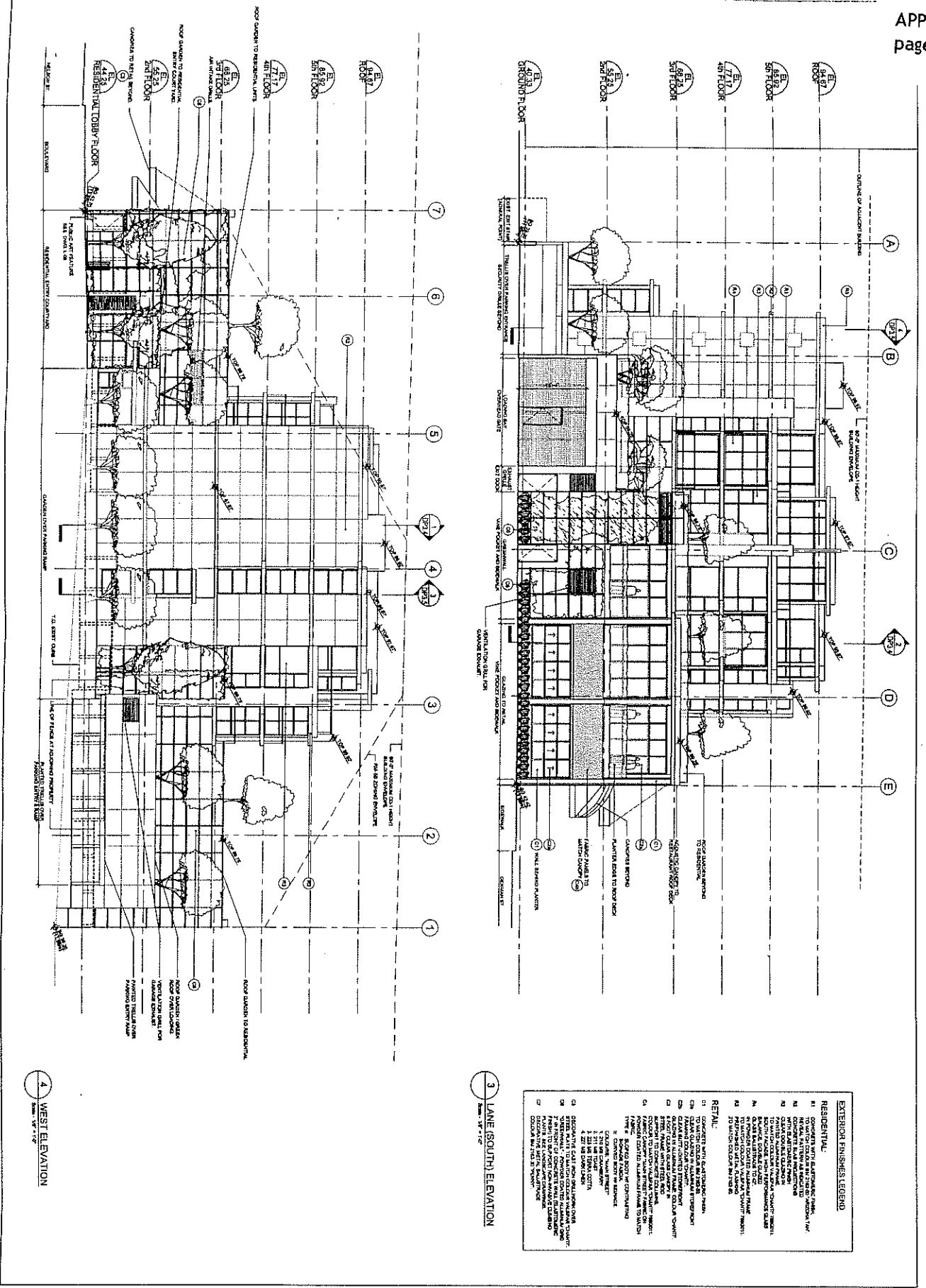


Site: 1818 Nelson Street, DE409185  
City of Vancouver Planning Department

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







**EXTERIOR FINISHES LEGEND**

**RESIDENTIAL**

- M1 CONCRETE WITH SANDSTRIP FINISH
- M2 POLYMER PORTLAND CEMENT PLASTER
- M3 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH
- M4 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH AND SANDSTRIP FINISH
- M5 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH AND SANDSTRIP FINISH
- M6 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH AND SANDSTRIP FINISH
- M7 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH AND SANDSTRIP FINISH
- M8 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH AND SANDSTRIP FINISH
- M9 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH AND SANDSTRIP FINISH
- M10 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH AND SANDSTRIP FINISH

**RETNL**

- R1 CONCRETE WITH SANDSTRIP FINISH
- R2 POLYMER PORTLAND CEMENT PLASTER
- R3 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH
- R4 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH AND SANDSTRIP FINISH
- R5 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH AND SANDSTRIP FINISH
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- R9 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH AND SANDSTRIP FINISH
- R10 POLYMER PORTLAND CEMENT PLASTER WITH SANDSTRIP FINISH AND SANDSTRIP FINISH

WEST & SOUTH  
ELEVATIONS

DATE: 11/11/2011

DP3.3

CONSULTING

**MILLIGIA**  
ARCHITECTURE CORP.

1025 DERRIN STREET  
VANCOUVER, BC

1818  
Nelson Street  
VANCOUVER, BC

REVISIONS

| NO. | DESCRIPTION      | DATE       |
|-----|------------------|------------|
| 1   | ISSUE FOR PERMIT | 11/11/2011 |
| 2   | ISSUE FOR PERMIT | 11/11/2011 |
| 3   | ISSUE FOR PERMIT | 11/11/2011 |