



CITY OF VANCOUVER

A13

ADMINISTRATIVE REPORT

Report Date: December 2, 2005
Author: B. Boons
Phone No.: 604.873.7678
RTS No.: 05609
CC File No.: 2605
Meeting Date: December 13, 2005

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: **Form of Development: 3585 Graveley Street
DE409930, CD-1 By-law No.9154**

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 3585 Graveley Street be approved generally as illustrated in Development Application Number DE409930, prepared by CEI Architecture Planning and plans stamped received September 15, 1994, and November 22, 2002, 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 the above-noted CD-1 zoned site.

BACKGROUND

At a Public Hearing on October 6, 2005, City Council approved a rezoning of this site from I-2 Industrial District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law No. 9154 was enacted on November 1, 2005.

The site is 1.86 hectares (4.59 acres) in size and is located at the corner of Kootenay Street and Graveley Street, just west of Boundary Road and north of First Avenue. 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 DE409930. 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 a change of use to the existing buildings on this site to provide for General Office use. The buildings are to be occupied by VANOC (Vancouver Olympic Committee) and will accommodate VANOC's growing office needs in preparation for the 2010 Vancouver-Whistler Olympics. No exterior alterations are proposed for the existing buildings on the site, which consist of a two-storey structure on the north portion approved under Development Permit Number DE217013 in 1994, and a seven-storey structure on the south portion of the site approved under Development Permit Number DE405241 in 2000.

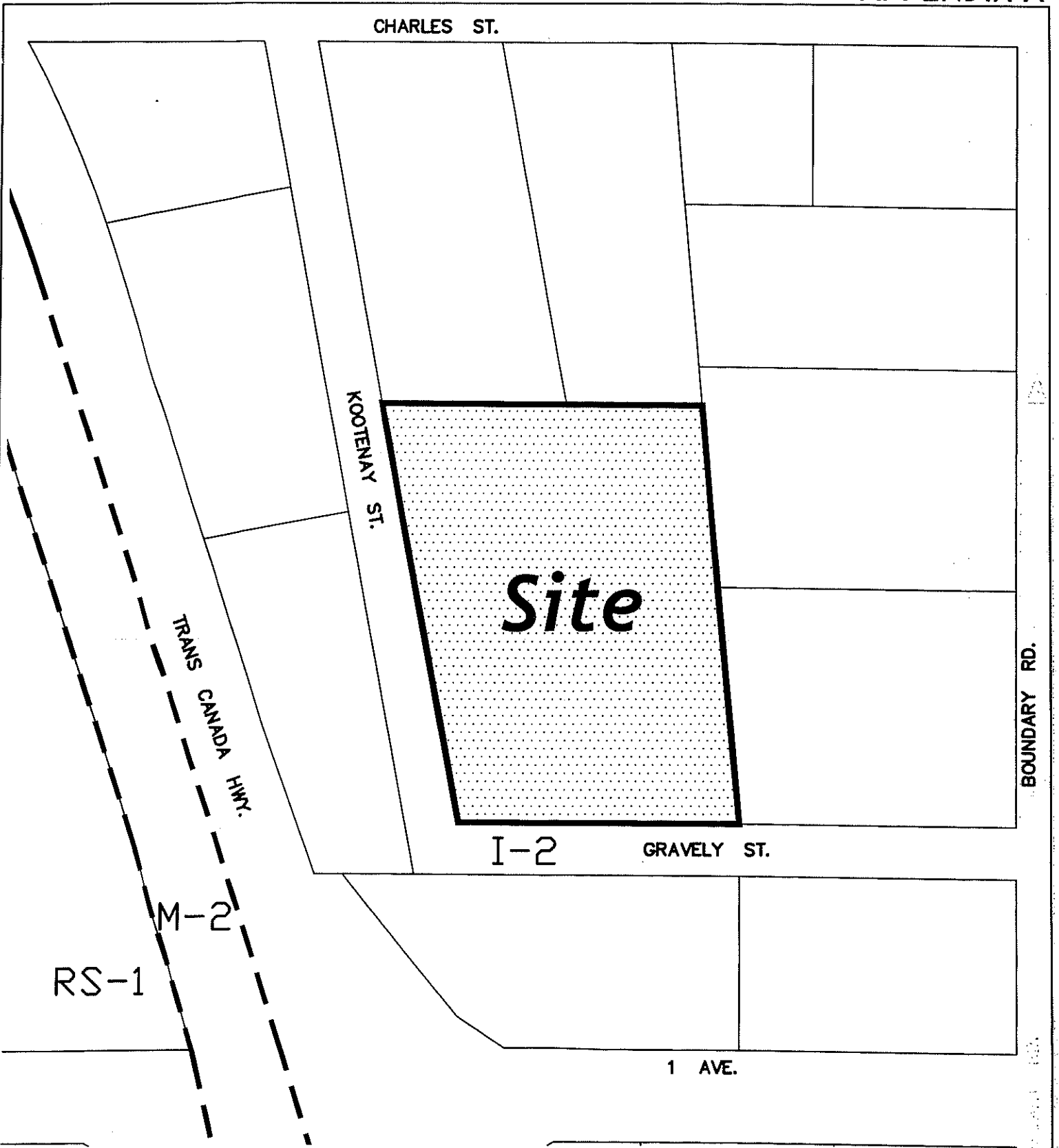
In accordance with the conditions established by Council at the Public Hearing, the submitted plans have been reviewed against the minimum Parking, Loading and Bicycle requirements contained in the Parking By-law for the proposed use, and have been found to comply.

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

CONCLUSION

The Director of Planning has approved Development Application Number DE409930, 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.

* * * * *

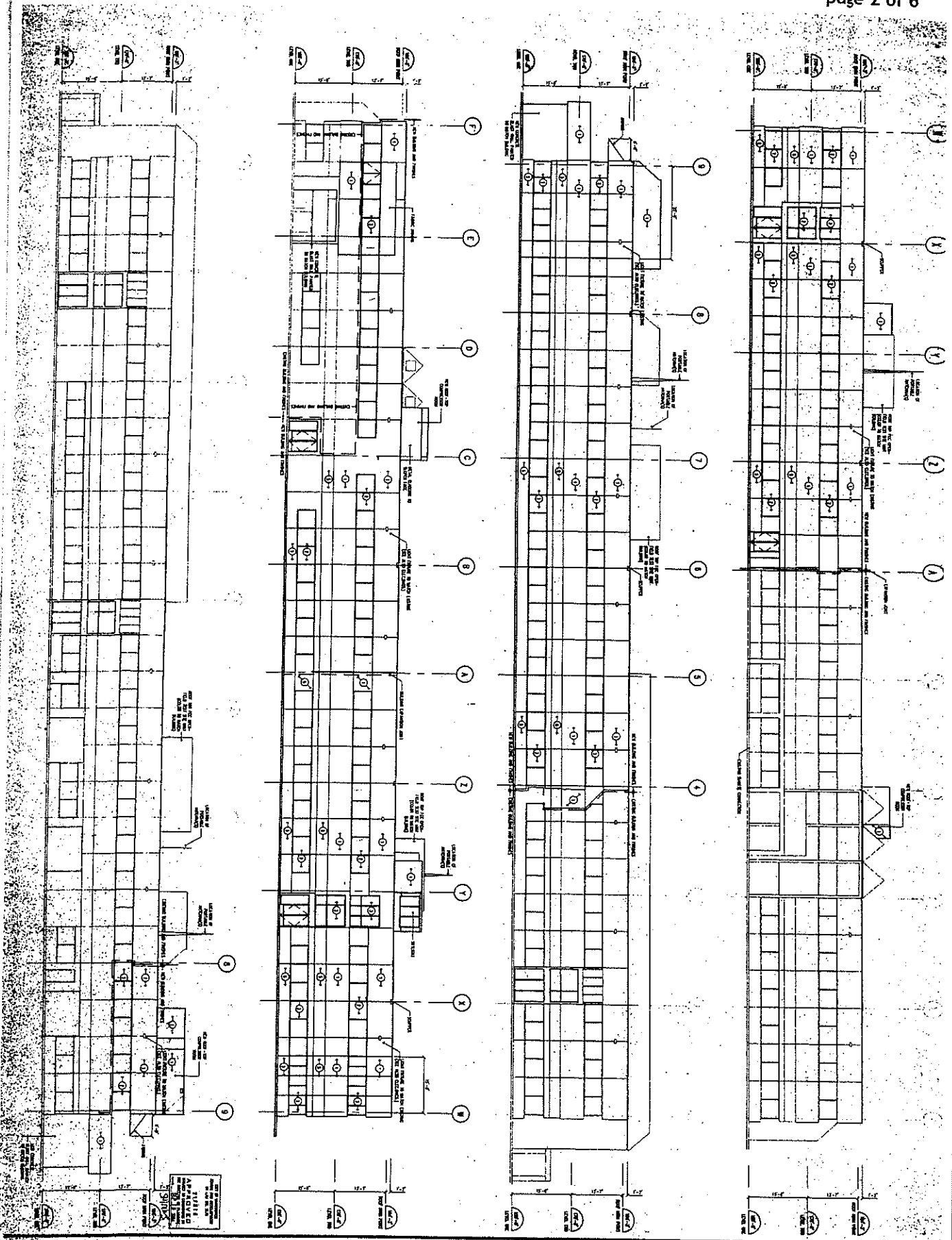


--- ZONING BOUNDARY



Site: 3585 Graveley St, DE 409930
City of Vancouver Planning Department

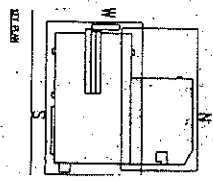
Date: 2005 November 30
Drawn: TM
Scale: 1:2000



EXISTING 2 STOREY BUILDING ON NORTH PORTION OF THE SITE (AS PER DE217013)

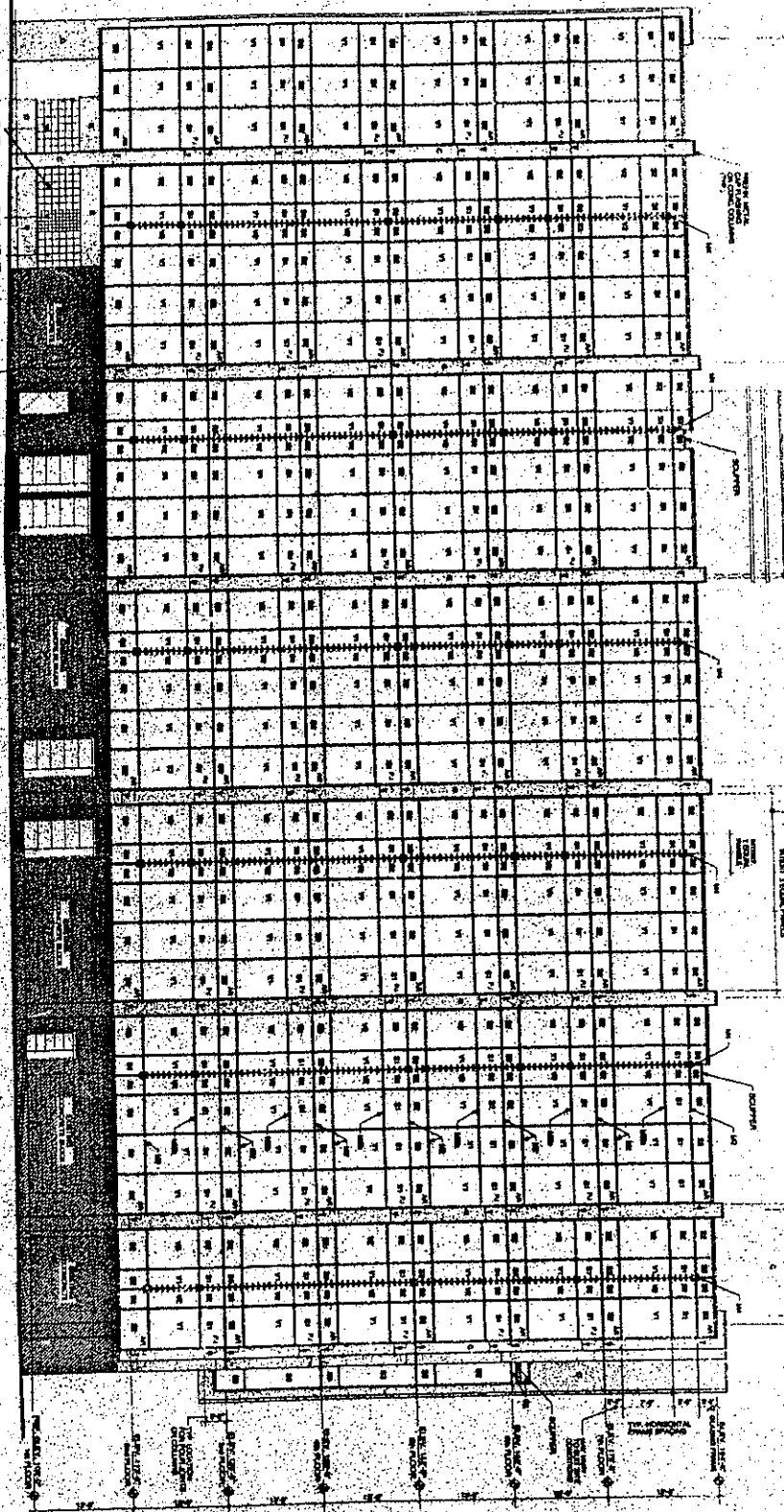
NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	11/11/11
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GLENAIRE
MANUFACTURING LTD.
BRANSON & ADDITION
BUILDING
ELEVATIONS



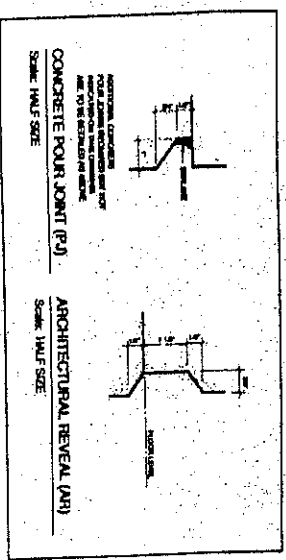
NOTES:
1. SEE DRAWING
2. SEE DRAWING
3. SEE DRAWING
4. SEE DRAWING
5. SEE DRAWING

ARCHITECT: J. B. ...
ENGINEER: ...



1 EAST ELEVATION
Scale: 1/8" = 1'-0"

Table with 10 columns and 10 rows, likely a schedule of materials or window types. The columns are labeled with letters A through J and numbers 1 through 10. The rows contain alphanumeric codes and descriptions.



NOTES:
ALL REINFORCING BARS SHALL BE #4 UNLESS OTHERWISE NOTED.
ALL REINFORCING BARS SHALL BE TYPE 60 UNLESS OTHERWISE NOTED.
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- FINISH / MATERIAL LEGEND:**
- 01 POLISHED CONCRETE FLOOR (SEE DETAIL 1)
 - 02 POLISHED CONCRETE FLOOR (SEE DETAIL 2)
 - 03 POLISHED CONCRETE FLOOR (SEE DETAIL 3)
 - 04 POLISHED CONCRETE FLOOR (SEE DETAIL 4)
 - 05 POLISHED CONCRETE FLOOR (SEE DETAIL 5)
 - 06 POLISHED CONCRETE FLOOR (SEE DETAIL 6)
 - 07 POLISHED CONCRETE FLOOR (SEE DETAIL 7)
 - 08 POLISHED CONCRETE FLOOR (SEE DETAIL 8)
 - 09 POLISHED CONCRETE FLOOR (SEE DETAIL 9)
 - 10 POLISHED CONCRETE FLOOR (SEE DETAIL 10)
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RECEIVED
NOV 22 2002

EXISTING 7 STOREY BUILDING ON SOUTH PORTION OF THE SITE (AS PER DE405241)

cei
ARCHITECTURE / INTERIOR DESIGN

East Elevation

NOV 22 2002

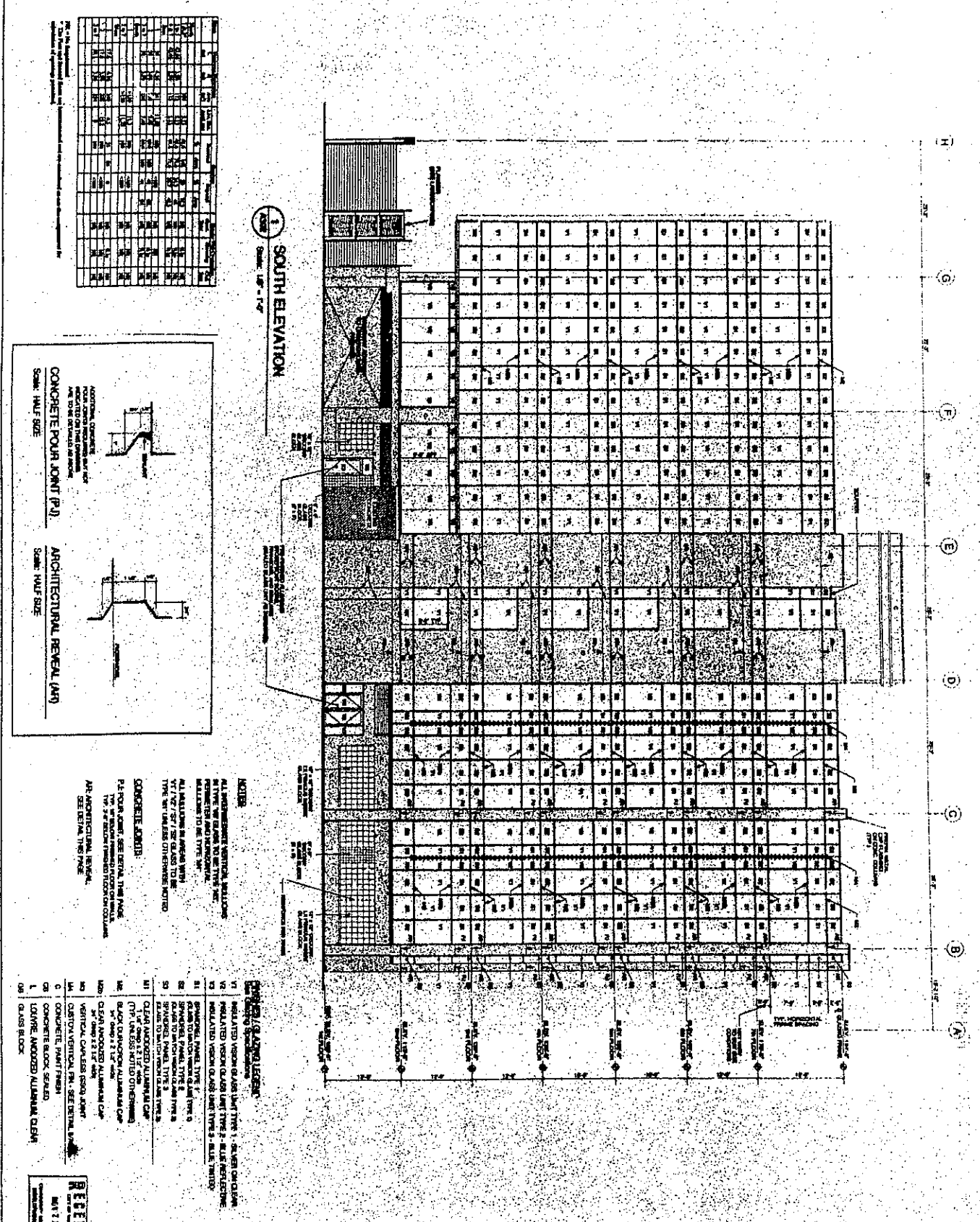
A301

GLENAYRE
Production Facility

NOV 22 2002

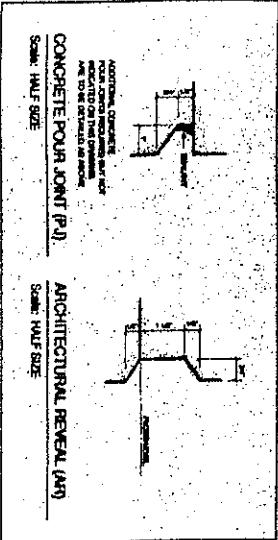
A301

EXISTING 7 STOREY BUILDING ON SOUTH PORTION OF THE SITE (AS PER DE405241)



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Table with 10 columns and 10 rows, likely a material schedule or window schedule. The columns are labeled with numbers 1 through 10, and the rows contain alphanumeric codes and descriptions.



CONCRETE JOINTS:
 PJ- POOR JOINT, SEE DETAIL THIS PAGE.
 AR- ARCHITECTURAL REVEAL, SEE DETAIL THIS PAGE.

- NOTES:**
1. ALL WINDOW UNITS TO BE TYPE 'A' UNLESS OTHERWISE NOTED.
 2. ALL WINDOW UNITS TO BE TYPE 'B' UNLESS OTHERWISE NOTED.
 3. ALL WINDOW UNITS TO BE TYPE 'C' UNLESS OTHERWISE NOTED.
 4. ALL WINDOW UNITS TO BE TYPE 'D' UNLESS OTHERWISE NOTED.
 5. ALL WINDOW UNITS TO BE TYPE 'E' UNLESS OTHERWISE NOTED.
 6. ALL WINDOW UNITS TO BE TYPE 'F' UNLESS OTHERWISE NOTED.
 7. ALL WINDOW UNITS TO BE TYPE 'G' UNLESS OTHERWISE NOTED.
 8. ALL WINDOW UNITS TO BE TYPE 'H' UNLESS OTHERWISE NOTED.
 9. ALL WINDOW UNITS TO BE TYPE 'I' UNLESS OTHERWISE NOTED.
 10. ALL WINDOW UNITS TO BE TYPE 'J' UNLESS OTHERWISE NOTED.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/11/11	ISSUED FOR PERMIT
2	10/11/11	ISSUED FOR PERMIT
3	10/11/11	ISSUED FOR PERMIT
4	10/11/11	ISSUED FOR PERMIT
5	10/11/11	ISSUED FOR PERMIT
6	10/11/11	ISSUED FOR PERMIT
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8	10/11/11	ISSUED FOR PERMIT
9	10/11/11	ISSUED FOR PERMIT
10	10/11/11	ISSUED FOR PERMIT

South Elevation

cei

GLENVARE

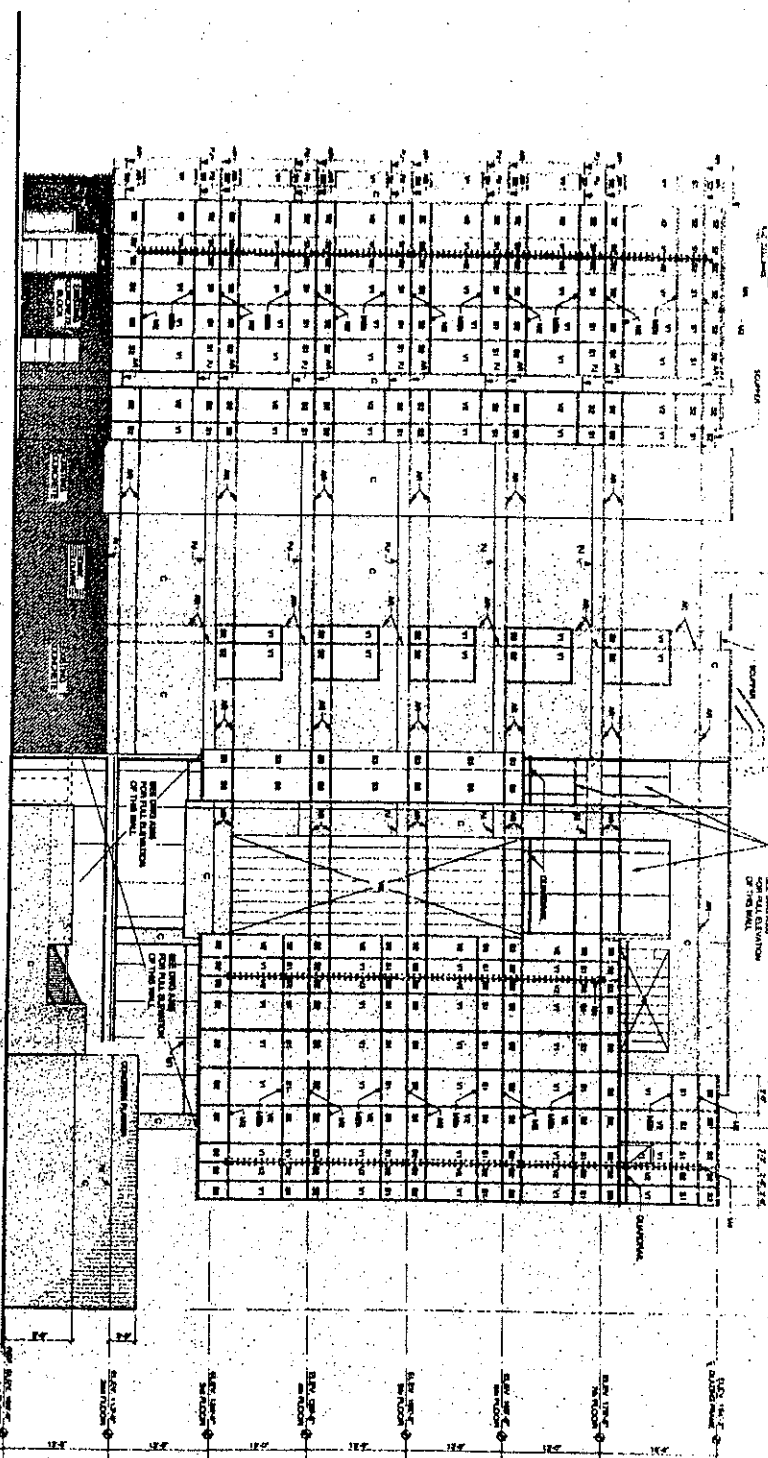
Architectural Firm

10000 Glenview Road, Suite 100, Glenview, IL 60045

Phone: (847) 439-8800

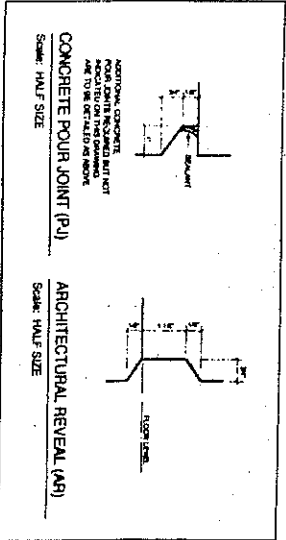
Fax: (847) 439-8801

Website: www.glenvarer.com



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	CONCRETE REVEAL	100	SQ. FT.	
2	GLASS REVEAL	200	SQ. FT.	
3	CONCRETE POUR JOINT	100	SQ. FT.	
4	GLASS POUR JOINT	200	SQ. FT.	
5	CONCRETE REVEAL	100	SQ. FT.	
6	GLASS REVEAL	200	SQ. FT.	
7	CONCRETE POUR JOINT	100	SQ. FT.	
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9	CONCRETE REVEAL	100	SQ. FT.	
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15	CONCRETE POUR JOINT	100	SQ. FT.	
16	GLASS POUR JOINT	200	SQ. FT.	
17	CONCRETE REVEAL	100	SQ. FT.	
18	GLASS REVEAL	200	SQ. FT.	
19	CONCRETE POUR JOINT	100	SQ. FT.	
20	GLASS POUR JOINT	200	SQ. FT.	



NOTES

1. ALL REINFORCING BARS SHALL BE TYPE 60, UNLESS OTHERWISE NOTED.

2. ALL WALLS IN AREAS WITH VERTICAL GLASS TO BE TYPE 11, UNLESS OTHERWISE NOTED.

3. CONCRETE JOINTS:

4. PJ POUR JOINT REVEAL THIS PAGE.

5. AR ARCHITECTURAL REVEAL THIS PAGE.

- FINISHES / GLAZING LEGEND**
- 11 ISOLATED WINDOW GLASS UNIT TYPE 1 - SINGLE CLEAR
 - 12 ISOLATED WINDOW GLASS UNIT TYPE 2 - BLUE REFLECTIVE
 - 13 ISOLATED WINDOW GLASS UNIT TYPE 3 - BLUE TINTED
 - 14 SPANDREL PANEL TYPE 1
 - 15 GLASS TO WINDOW GLASS TYPE 11
 - 16 GLASS TO WINDOW GLASS TYPE 12
 - 17 SPANDREL PANEL TYPE 2
 - 18 GLASS TO WINDOW GLASS TYPE 2
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EXISTING 7 STOREY BUILDING ON SOUTH PORTION OF THE SITE (AS PER DE405241)

cei
ARCHITECTURE PLANNING INTERIORS

200 - 1000 Street - Vancouver, B.C. V6C 3K8
Tel: 604-681-1111 Fax: 604-681-1112
www.ceiarchitect.com

North Elevation

2/0

AS04

GLENAYRE
3600 Glenayre Street
Vancouver, BC
Production Facility

RECEIVED
NOV 21 2002
CONTRACT NO. 02004

Project No. 02004
Drawing No. AS04
Scale 1/8" = 1'-0"

