



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: December 20, 2005
Author: S Hearn
Phone No.: 604.871.6476
RTS No.: 05637
CC File No.: 11-3500-10
Meeting Date: January 17, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 160 West 49th Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 100 West 49th Avenue, Langara College (160 West 49th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE409179, prepared by Hancock Bruckner Eng + Wright Architects and stamped "Received, Community Service Group, Development Services, October 11, 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 January 25, 1968, City Council approved a rezoning of this site from RS-1 to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 4412 was enacted on March 18, 1969.

A further amendment (By-law No. 5571) to allow a college expansion, related facilities including accessory buildings and uses, a student resources building and setting a parking requirement of 1,100 off-street spaces; was enacted on September 14, 1982, after a Public Hearing on June 17, 1982.

At a subsequent Public Hearing, Council approved an amendment allowing a floor area increase to college-related buildings, increasing the portion of those buildings that may be used for instructional purposes and increasing the parking requirement to 1,450 off-street spaces. CD-1 By-law No. 7407 was enacted on April 11, 1995.

A further amendment, (By-law No.8946, to accommodate a replacement library) allowing increases to the floor area and the portion of the existing buildings used for instructional purposes was enacted on November 2, 2004, after a Public Hearing on September 30, 2004.

The site is located at the southwest corner of West 49th Avenue and Ontario Street. 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 DE409179. 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 an 80,328 square foot three-storey Library building over top of an existing 450 vehicle parking structure, on this existing post-secondary school site. The proposed parking structure is located approximately 250 feet south of West 49th Avenue and 175 feet from the westerly property line. This completes the Phase 1 campus expansion. The form of development for the parking structure (under Development Application Number DE409072) was approved by Council on May 10, 2005.

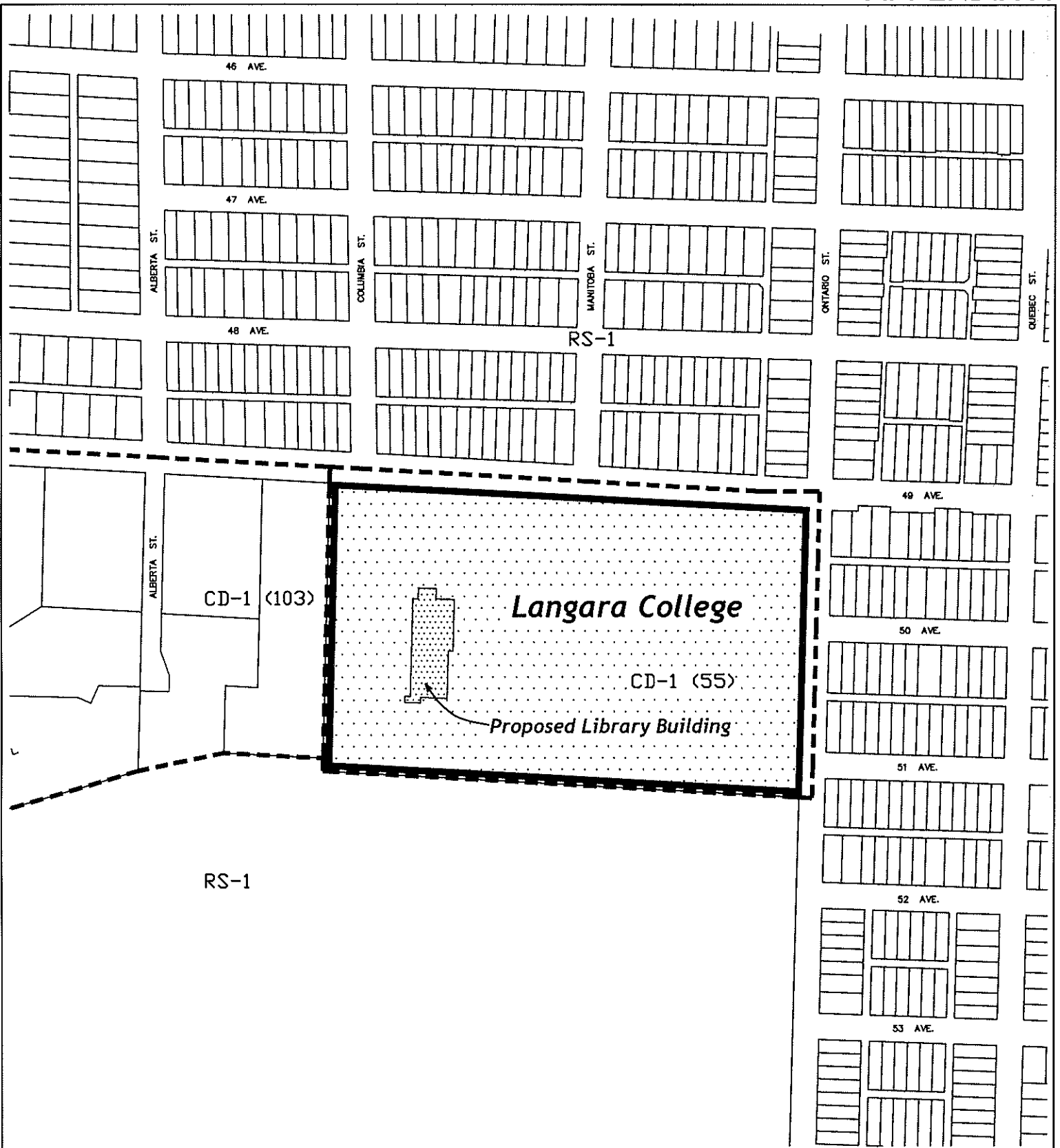
Three further expansion phases will be contemplated through an upcoming rezoning application. Information regarding this proposed expansion was presented to Council in a March 3, 2005, Policy report. The library structure, which is the subject of this report, along with the previously approved parking structure had been favourably reviewed in this context.

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

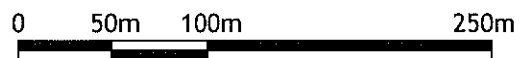
CONCLUSION

The Director of Planning has approved Development Application Number DE409179, 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: 160 W 49th Avenue DE 409179
City of Vancouver Planning Department

Date: 2005 December 20
Drawn: TM
Scale: 1:4000

DATE: AUTUMN 87

NOT TO BE USED FOR COMPLETE APPLICATION FOR CONSTRUCTION PERMITS. THIS PLAN IS FOR INFORMATION ONLY. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECTS.

TOTAL STALLS AT SITE AFTER COMPLETION OF LIBRARY	NE 135
SE 155	
SW 477	
US EXIST	
TOTAL 1302 STALLS	
CITY OBJECTIVE: 1025 STALLS	



Hamrick
 BRUCKNER
 ELLIOTT + WRIGHT
 ARCHITECTS

100 WEST 49TH AVENUE
 VANCOUVER, BC

Teople Architects

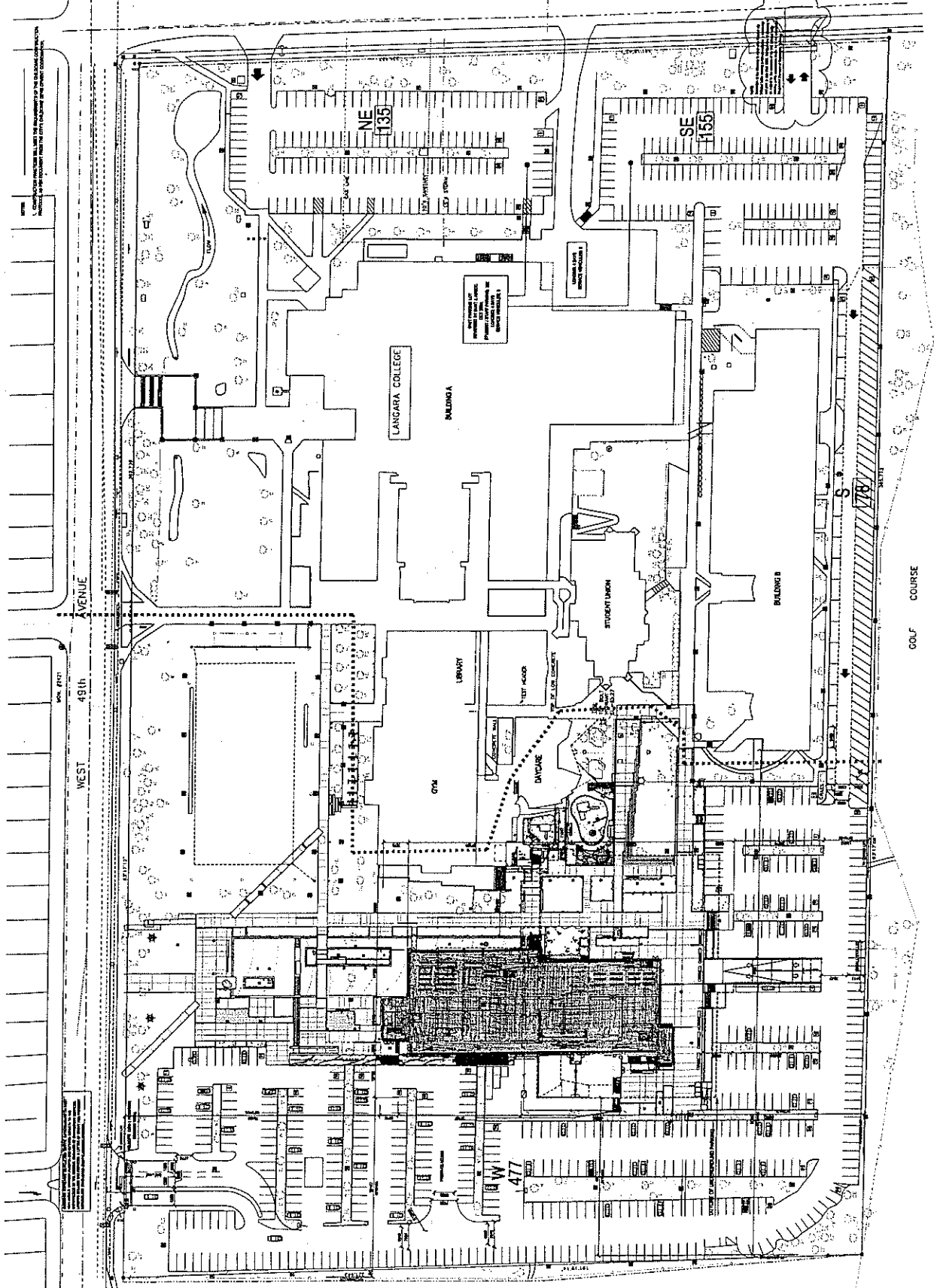
PROJECT TITLE:
 LANGARA COLLEGE
 LIBRARY

100 WEST 49TH AVENUE
 VANCOUVER, BC

SHEET TITLE:
 OVERALL
 SITE PLAN
 SETBACKS

JOB NO.: 847
 DATE: 1987
 SCALE: 1/8" = 1'-0"

DRAWN BY:
 CHECKED BY:
 REV. NO.:
 REV. DATE:



GOLF COURSE

WEST 49th AVENUE

LANGARA COLLEGE BUILDING A

STUDENT UNION

LIBRARY

GARAGE

SW 477

