



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: January 17, 2006
Author: S Hearn
Phone No.: 604.871.6476
RTS No.: 05673
CC File No.: 11-3500-10
Meeting Date: January 31, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1100 West Georgia Street

RECOMMENDATION

THAT the revised form of development for the CD-1 zoned site known as 1120 West Georgia Street (1100 West Georgia Street being the application address) be approved generally as illustrated in the Development Application Number DE409845, prepared by James KM Cheng Architects Incorporated and stamped "Received, Community Service Group, Development Services, November 1, 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 revised form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on December 10, 2003, City Council approved a rezoning of this site from Downtown District (DD) to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 8943 was enacted on November 2, 2004.

At a subsequent Public Hearing on December 14, 2004, City Council approved amendments to the CD-1 By-law to allow adjustments to the maximum density and exclusions from the floor space ratio. The amending By-law Number 8973 was enacted on the same day.

A further public hearing was held on September 15, 2005. Increases to the floor space ratio (for office/live work purposes) and to the height were approved. Amending By-law Number 9129 was enacted on October 20, 2005.

On January 18, 2005, Council approved the form of development for a 58-storey mixed-use tower on this site as described in DE408377. On February 17, 2005, Development Permit Number DE408377 was issued.

The site is located on the south side of West Georgia Street with Thurlow Street to the east and Alberni Street to the south. 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 DE409845. This approval was subject to various conditions, including Council's approval of the revised form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves the construction of one additional floor in the tower, inserted above the 42nd level, providing seven General Office/Live-Work units; and, at the roof garden level, changing the use of previously approved mechanical spaces to residential use.

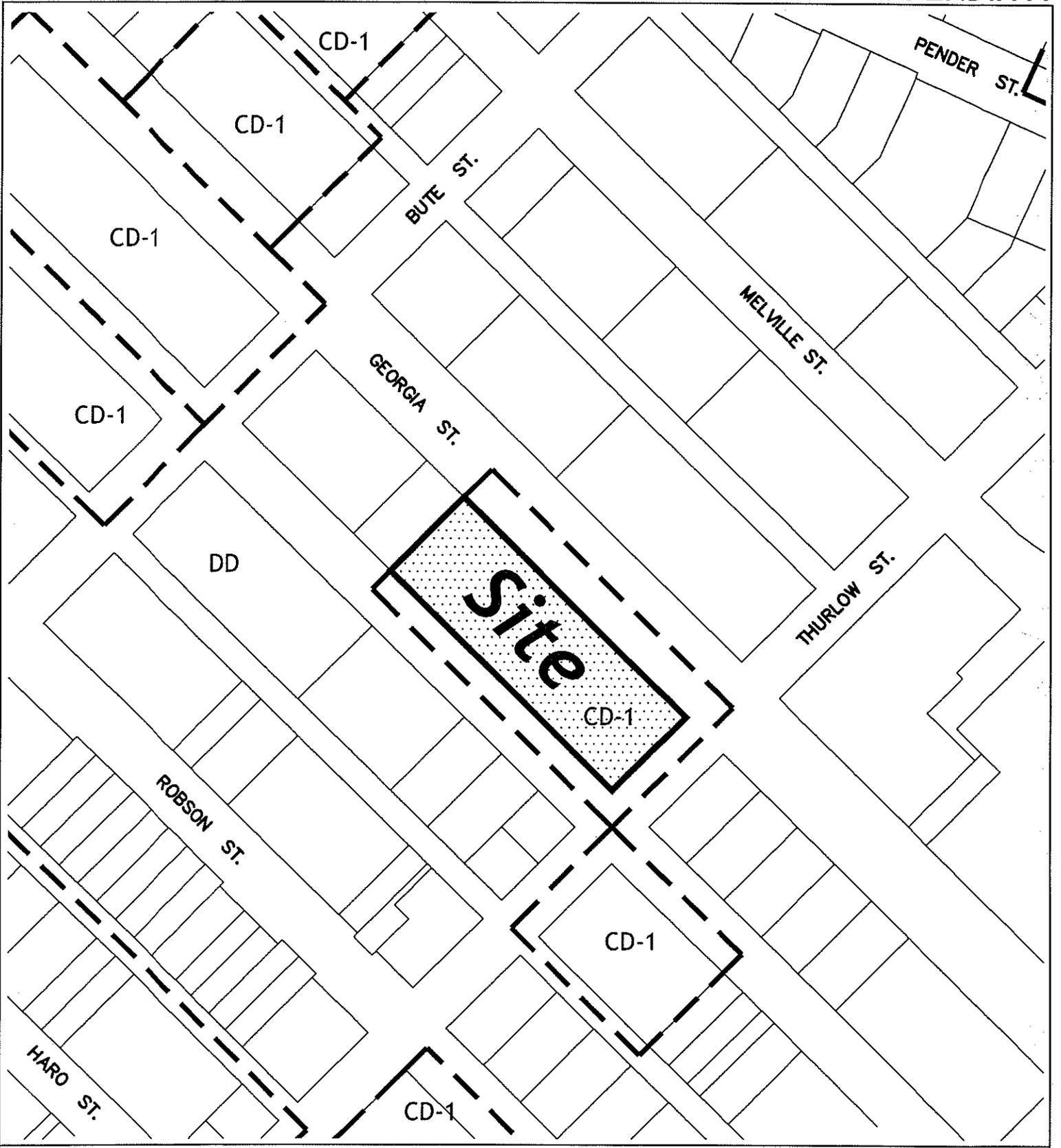
The revised proposal has been reviewed against the amended CD-1 By-law regulations and was found to meet the objectives, including the overall height limitations.

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 DE 409845, 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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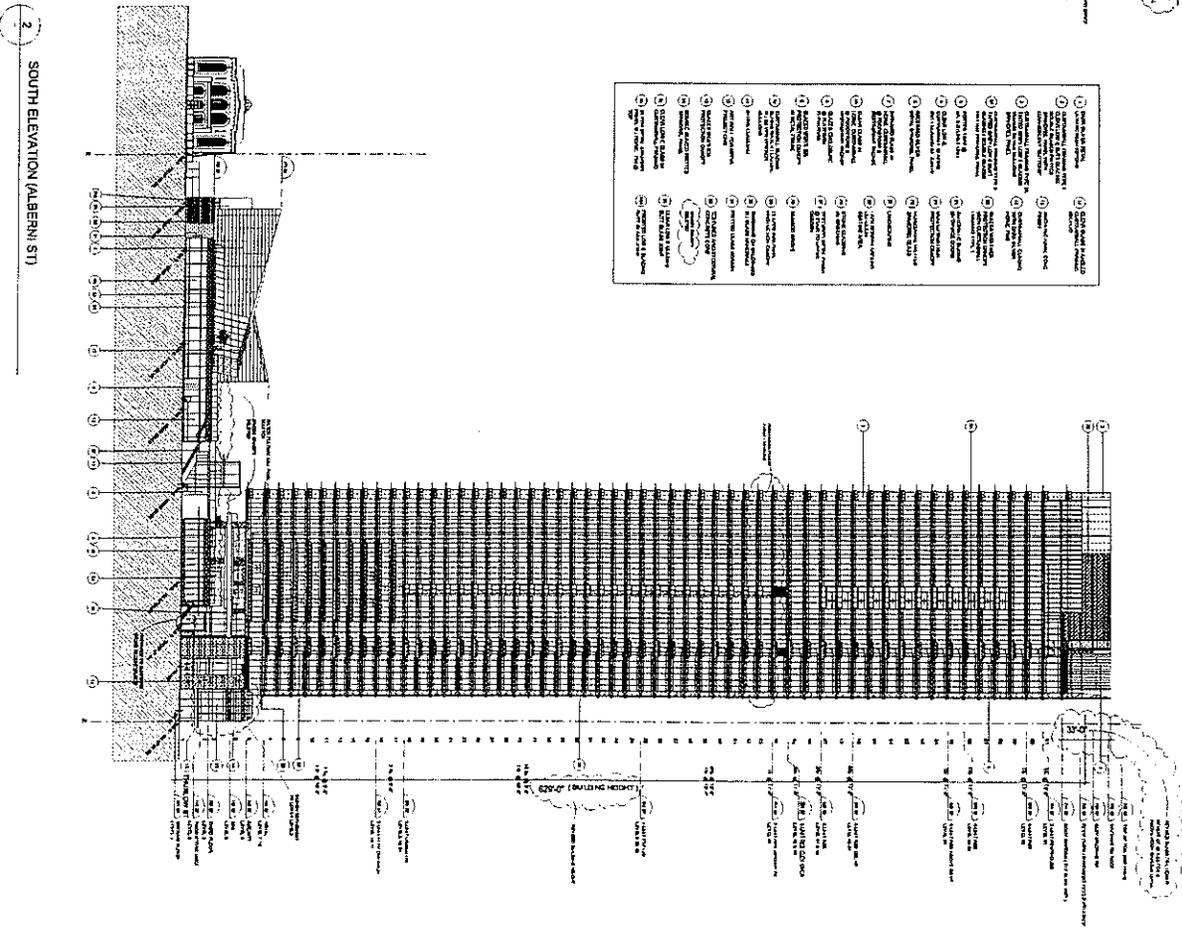
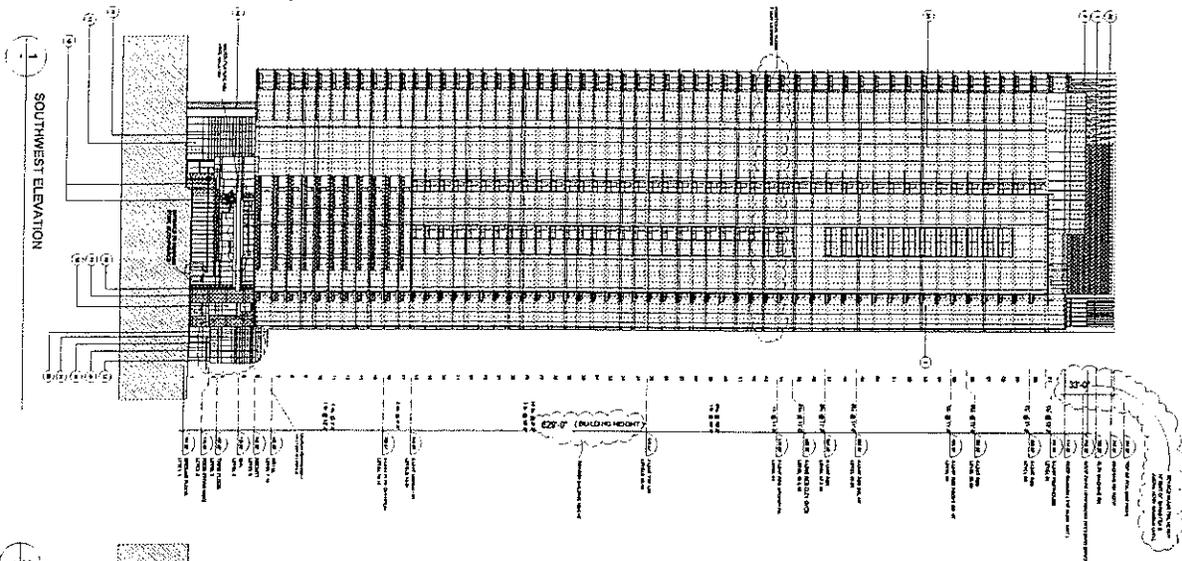


--- ZONING BOUNDARY



Site: 1120 W Georgia St, DE409845
City of Vancouver Planning Department

Date: 2006 January 12
Drawn: TM
Scale: 1:2000

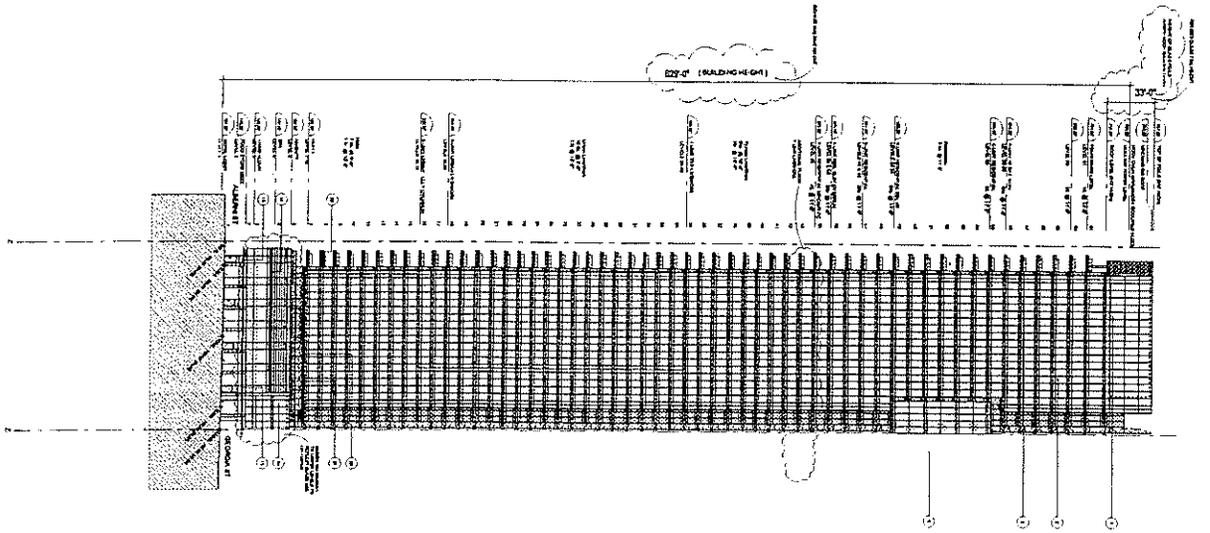


DATE: 07/11/10
 DRAWN BY: J.S.
 CHECKED BY: J.S.
 PROJECT: 1120 WEST GEORGIA

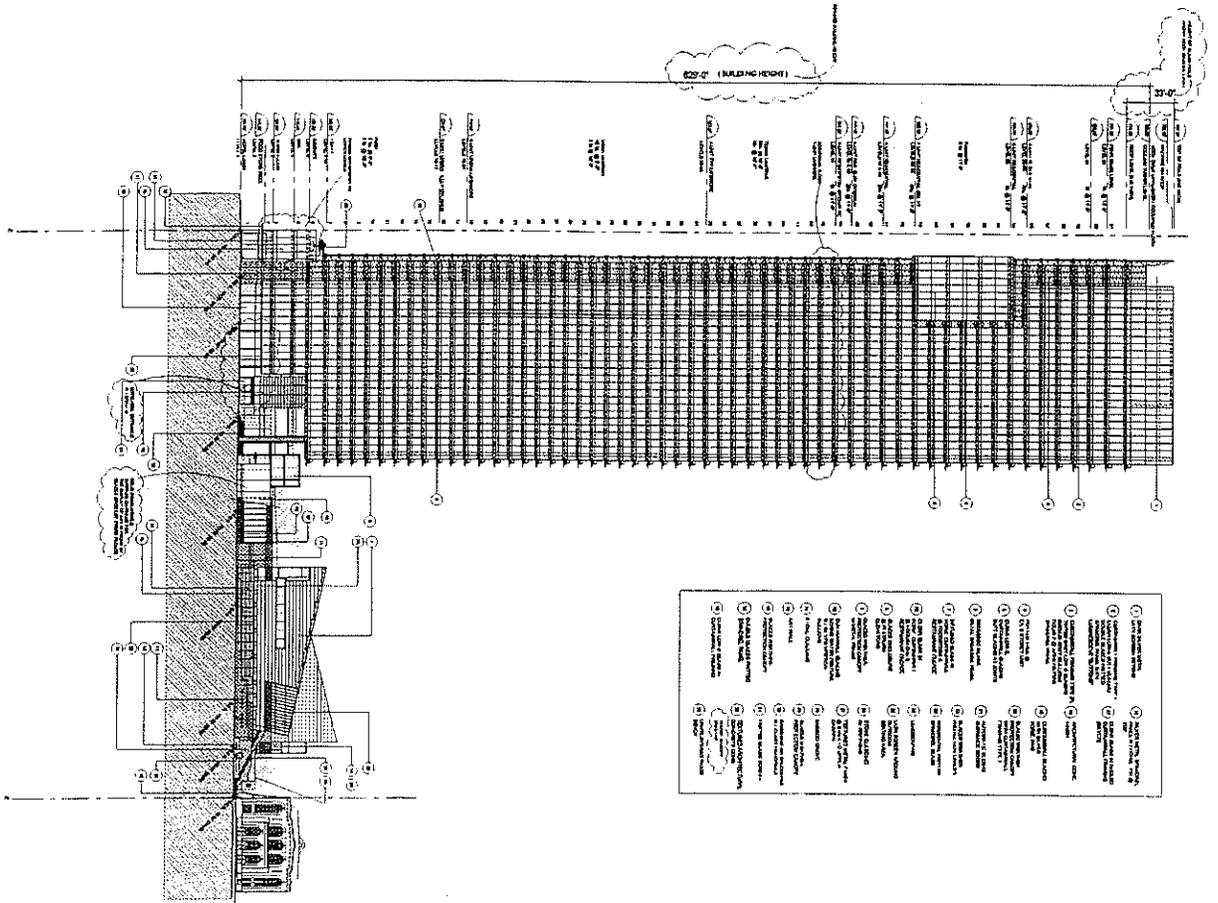
JAMES OWING ARCHITECTS
 1120 WEST GEORGIA
 VANCOUVER, BC

DATE: 07/11/10
 DRAWN BY: J.S.
 CHECKED BY: J.S.
 PROJECT: 1120 WEST GEORGIA

1 EAST ELEVATION - HURLOW STREET



2 NORTH ELEVATION - GEORGIA STREET



132' x 13'

A6.1

HERITAGE GEORGIA ST ELEVATION
881 HURLOW ST | VANCOUVER
VANCOUVER, BC

JMK&M ARCHITECTURE

Architectural Drawing