



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: May 16, 2006  
Author: S. Hearn  
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VanRIMS No.: 11-3500-10  
Meeting Date: May 30, 2006

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 1011 West Cordova Street

#### RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 201 Burrard Street (1011 West Cordova Street being the application address) be approved generally as illustrated in the Development Application Number DE409730, prepared by James KM Cheng Architects Incorporated and stamped "Received, Community Service Group, Development Services April 13, 2006", 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.

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## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on September 15, 1994, City Council approved a rezoning of this site from Central Waterfront District (CWD) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 7679 was enacted on November 26, 1996. Companion Guidelines [Burrard Landing (201 Burrard Street)] were also adopted by Council at that time.

At a subsequent Public Hearing on April 10, 2001, Council approved an amendment to increase the height for development on Parcel 2B from 92 metres (301.8 feet) to 137 metres (449.5 feet) and allow hotel and live/work as conditional uses. This amendment (CD-1 By-law No. 8409) was enacted on December 4, 2001.

A further Public Hearing was held July 23, 2002, during which Council approved amendment which would permit a Convention and Exhibition Centre and provide floor area and height limits to accommodate this use. The amending CD-1 By-law No. 8580 was enacted on November 5, 2002.

The site is located immediately west of Burrard Street on the north side of Cordova Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE409730. 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 a 46-storey mixed-use hotel and live/work building, over top of six levels of underground parking. The site accommodates 519 parking spaces, 240 bicycle parking spaces, and 5 loading bays. The building provides retail on the ground floor, 415 hotel suites and 175 live/work suites on the floors above.

This proposal is located in sub-area one of this CD-1 zone. Sub-areas two and three allow development of a: Convention and Exhibition Centre, and park respectively. Sub-area four is a water lot.

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'.

## FINANCIAL IMPLICATIONS

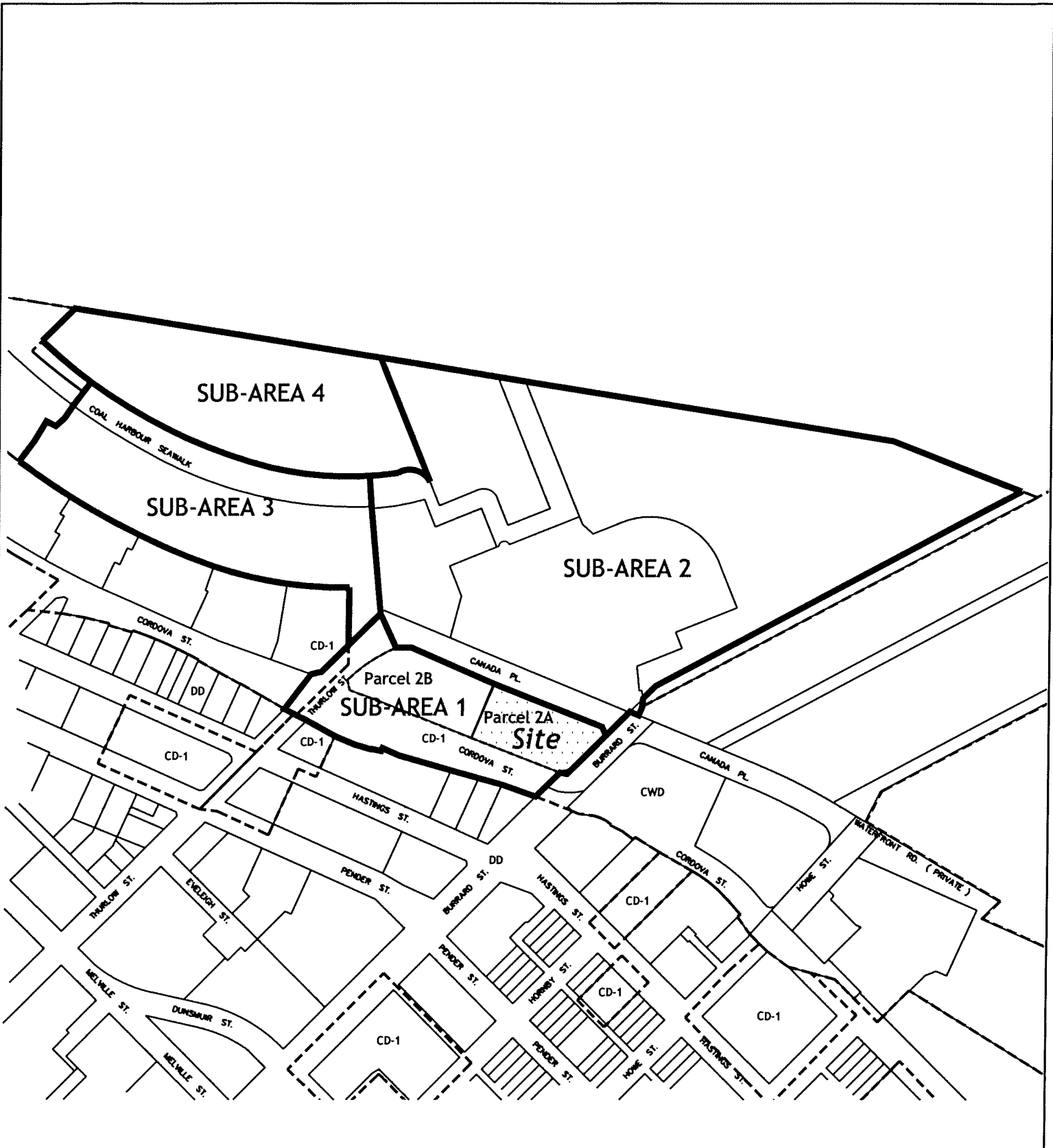
There are no financial implications.

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## CONCLUSION

The Development Permit Board has approved Development Application Number DE409730, 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



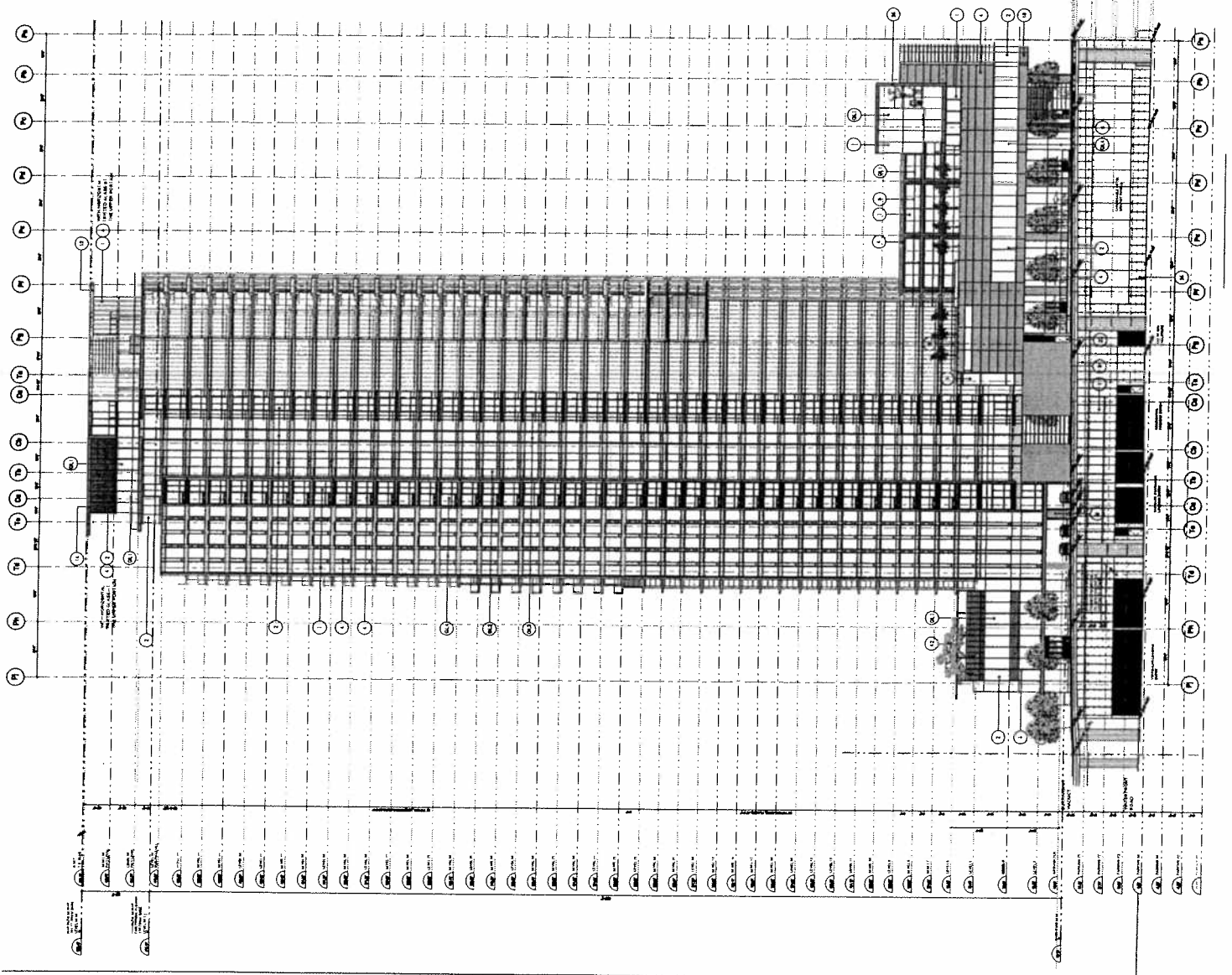
Site: 1011 West Cordova Street , DE409730  
City of Vancouver Planning Department

Date: 2006 May 8  
Drawn: TM  
Scale: NTS



FARMONT PACIFIC RIM  
1011X CORDOVA STREET  
VANCOUVER  
ELEVATION  
DATE: 11/17  
BY: [Signature]  
SCALE: 1/8" = 1'-0"

PROJECT: [Signature]



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