



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: May 24, 2006
Author: S. Hearn
Phone No.: 604.871.6476
RTS No.: 06014
VanRIMS No.: 11-3500-10
Meeting Date: June 13, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1500 West King Edward (York House School)

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 1500 West King Edward be approved generally as illustrated in the Development Application Number DE409909, prepared by CJP Architects Limited and stamped "Received, Community Service Group, Development Services, April 3, 2006", 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 July 23, 1992, City Council approved a rezoning of this site from One-Family Dwelling District (RS-1) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 7045 was enacted on November 3, 1992.

At a subsequent public hearing concluded on July 12, 2005, City Council approved amendments adding auditorium as a permitted use; increasing the permitted density and increasing the parking requirement. Amending By-law No. 9156 was enacted on November 1, 2005.

The site is located between West King Edward and West 26th Avenues immediately west of Granville 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 DE409909. 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 developing the existing school site with an underground complex containing offices, music studio, auditorium and an addition to the existing underground parking; along with associated landscaping and field renovations. Rebuilding of the senior classroom block at the west side of the site, an expansion to the existing gymnasium and construction of an additional underground parking facility is also proposed. The work will be completed in three phases.

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".

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE409909, 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

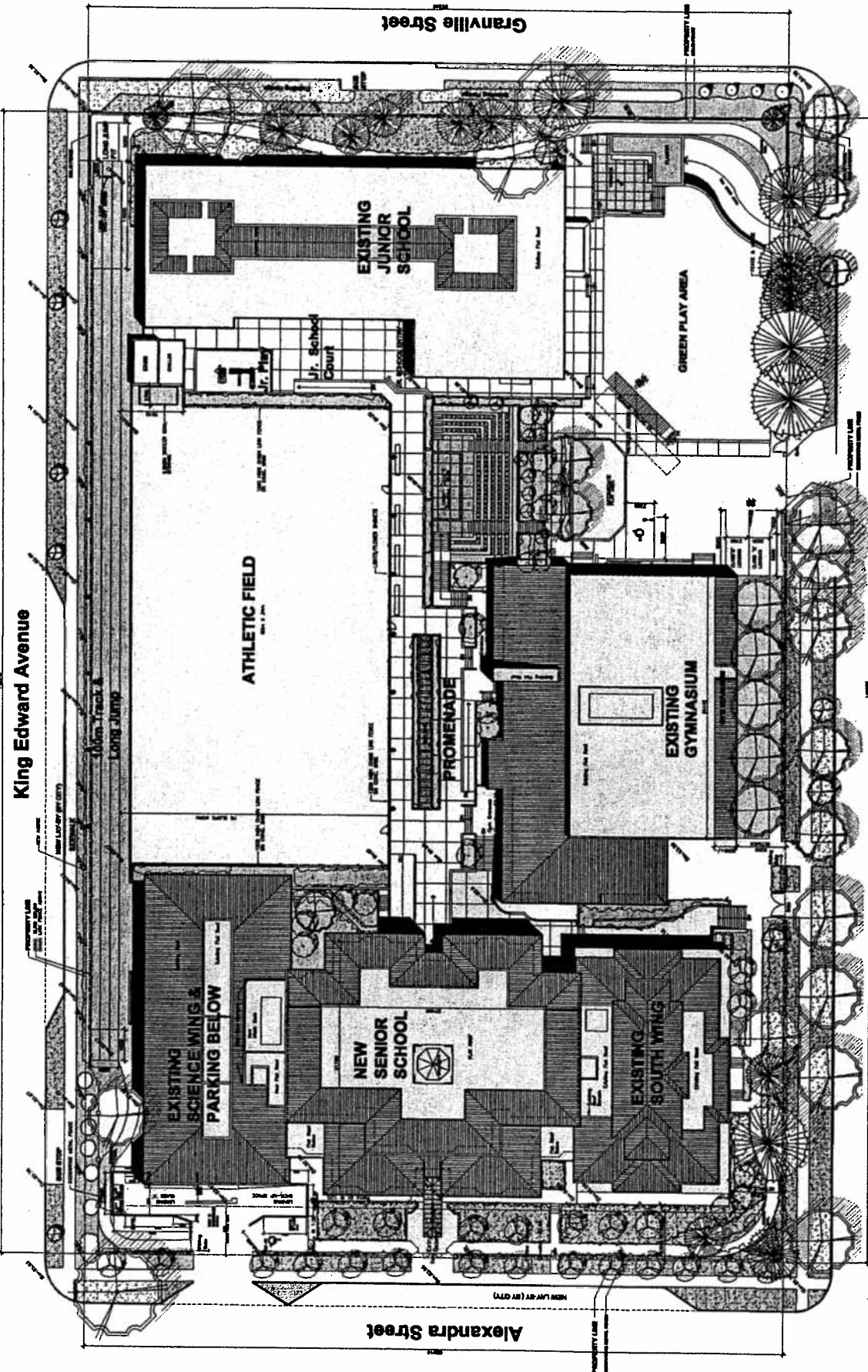


Site: 1500 W King Edward , DE409909
 City of Vancouver Planning Department

Date: 2006 May 25
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 Scale: 1:2000



DATE: 2006 APRIL 06
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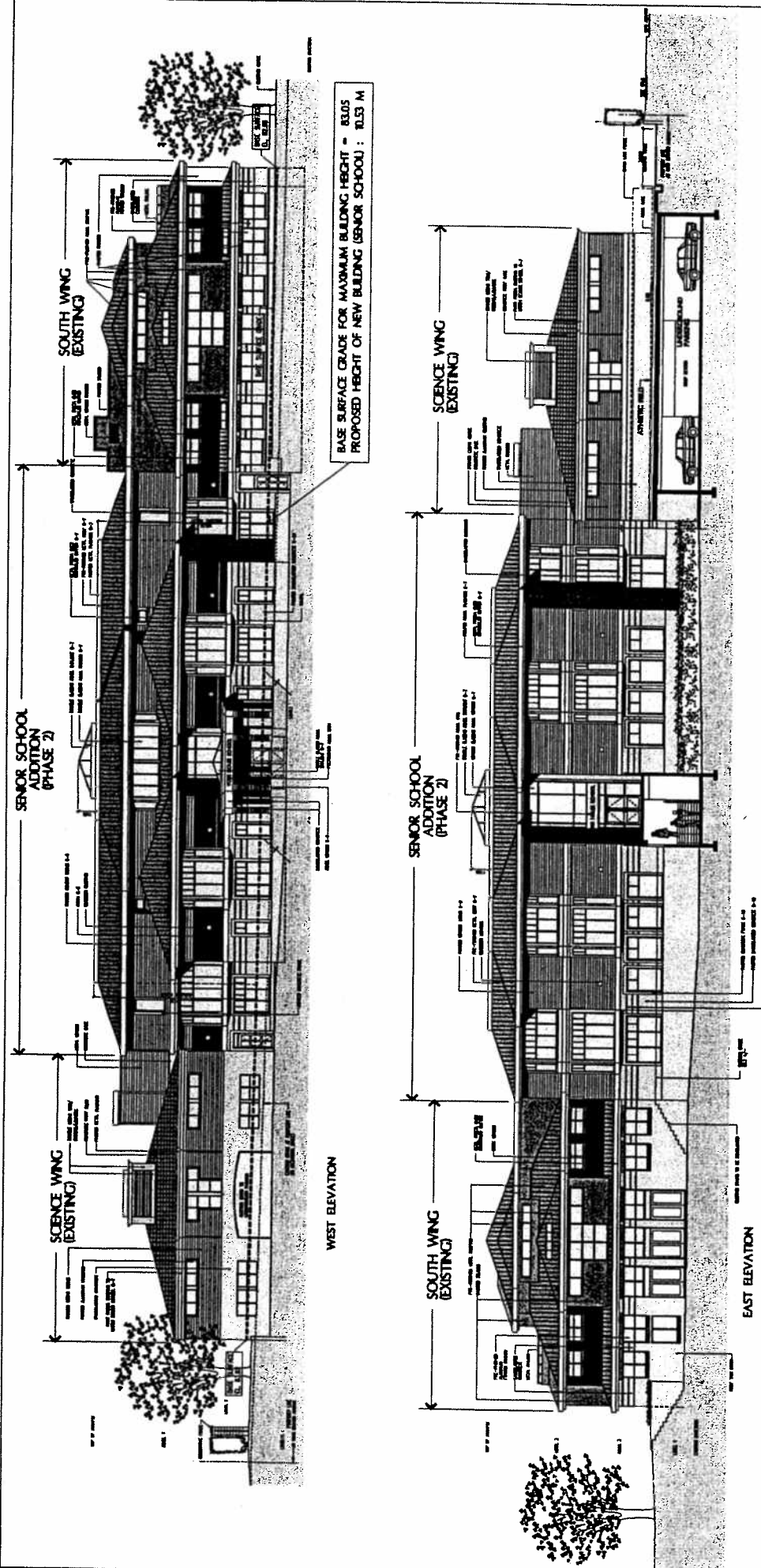
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PHASE 3 - SITE PLAN & ROOF PLAN

Scale: 1:200

DRAWING NO. 3

YORK HOUSE SCHOOL EXPANSION
Vancouver, British Columbia



EXTERIOR COLOR LEGEND

[Color swatch]	C-1. LIGHT GREY
[Color swatch]	C-2. DARK GREY
[Color swatch]	C-3. BROWN
[Color swatch]	C-4. RED
[Color swatch]	C-5. WHITE
[Color swatch]	C-6. BLACK
[Color swatch]	C-7. GREEN
[Color swatch]	C-8. BLUE
[Color swatch]	C-9. YELLOW
[Color swatch]	C-10. PURPLE
[Color swatch]	C-11. PINK
[Color swatch]	C-12. ORANGE
[Color swatch]	C-13. LIGHT BLUE
[Color swatch]	C-14. LIGHT GREEN
[Color swatch]	C-15. LIGHT PURPLE
[Color swatch]	C-16. LIGHT PINK
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DATE: APRIL 05, 2006

PROPOSED ADDITIONS - EXTERIOR ELEVATIONS

Scale: 1/10

YORK HOUSE SCHOOL EXPANSION
Vancouver, British Columbia

DRAWING NO. 11



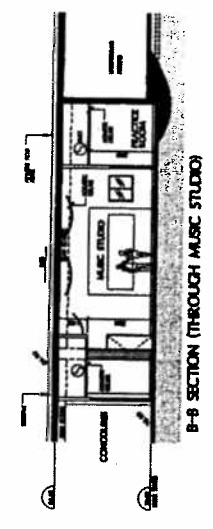
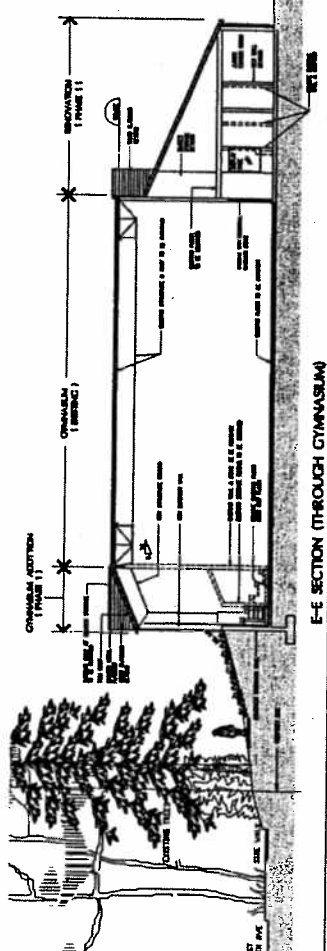
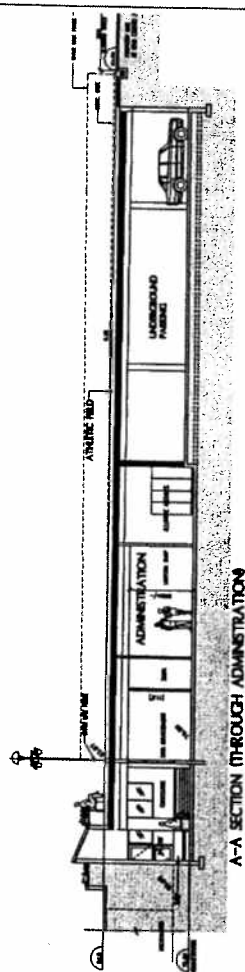
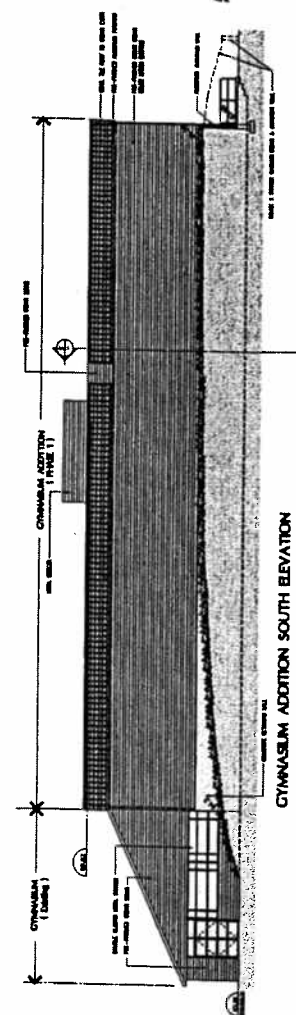
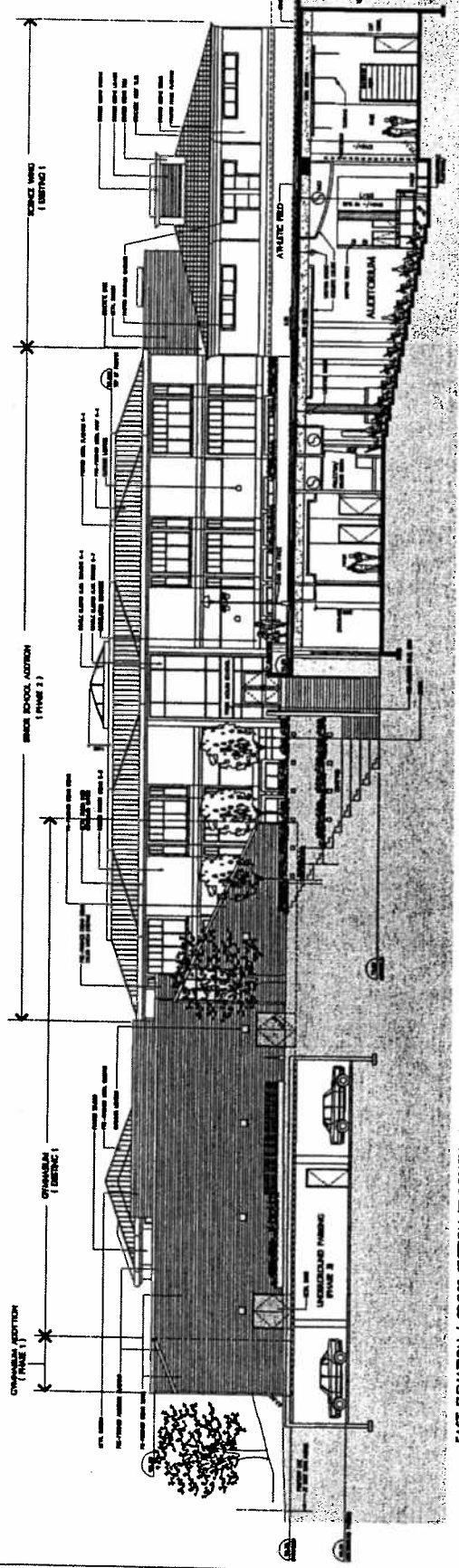
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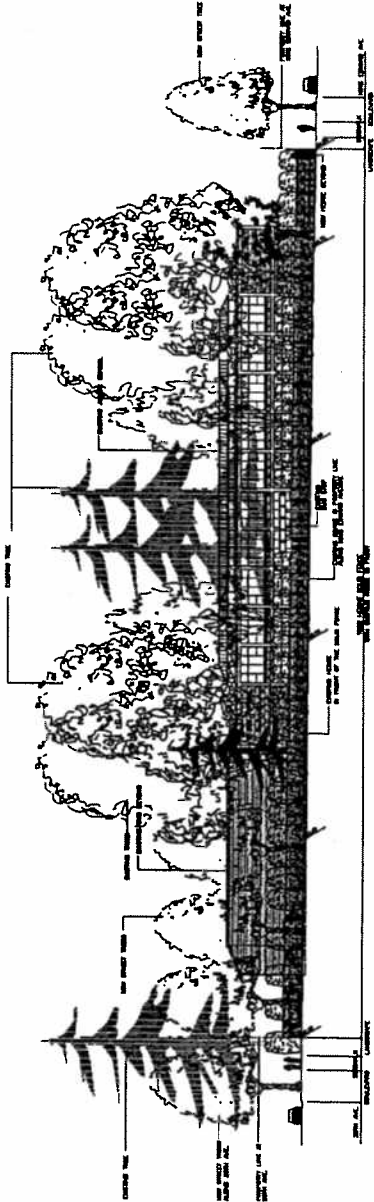
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PROPOSED ADDITIONS - EXTERIOR ELEVATIONS & SECTIONS

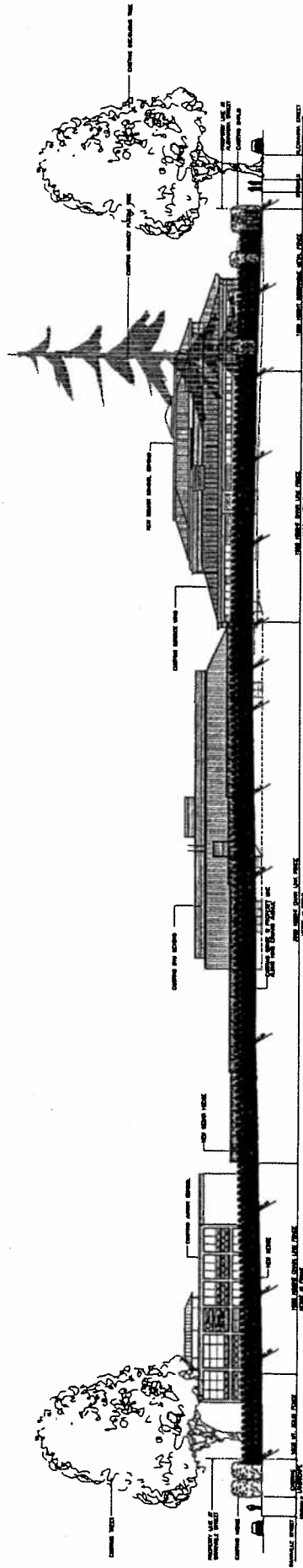
YORK HOUSE SCHOOL EXPANSION
Vancouver, British Columbia

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





CRANVILLE STREET STREETScape



KING EDWARD AVE. STREETScape

DRAWING NO. 21

STREETSCAPE 2

Scale 1:200

YORK HOUSE SCHOOL EXPANSION
Vancouver, British Columbia

DRAWINGS RE-ISSUED / APRIL 04, 2006

