



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: June 13, 2006  
Author: S Hearn  
Phone No.: 604.871.6476  
RTS No.: 06058  
VanRIMS No.: 11-3600-03  
Meeting Date: June 27, 2006

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form Of Development: 830 West Hastings Street

#### RECOMMENDATION

*THAT the form of development for this portion of the CD-1 zoned site known as 826 - 848 West Hastings Street (830 West Hastings Street being the application address) be approved generally as illustrated in the Development Application Number DE 409808, prepared by Foster and Partners Architects and Designers / Walter Francl Architects Incorporated and stamped "Received, Community Services Group, Development Services April 11, 2006", provided that the Director of Planning may 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 concluding on July 12, 2005, City Council approved a rezoning of this site from Downtown Official Development Plan (B) to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 9183 was enacted on November 10, 2005.

The site is located between Howe and Hornby Streets on the south side of West Hastings 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 DE 409808. 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 development of this site with a 36-storey mixed-use building containing retail, office, and residential uses, with a total of 144 dwelling units, over 9 levels of under ground parking for 195 vehicles. The project includes the retention, rehabilitation and designation of a heritage façade and a heritage building at 840 and 848 West Hastings Street.

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 .

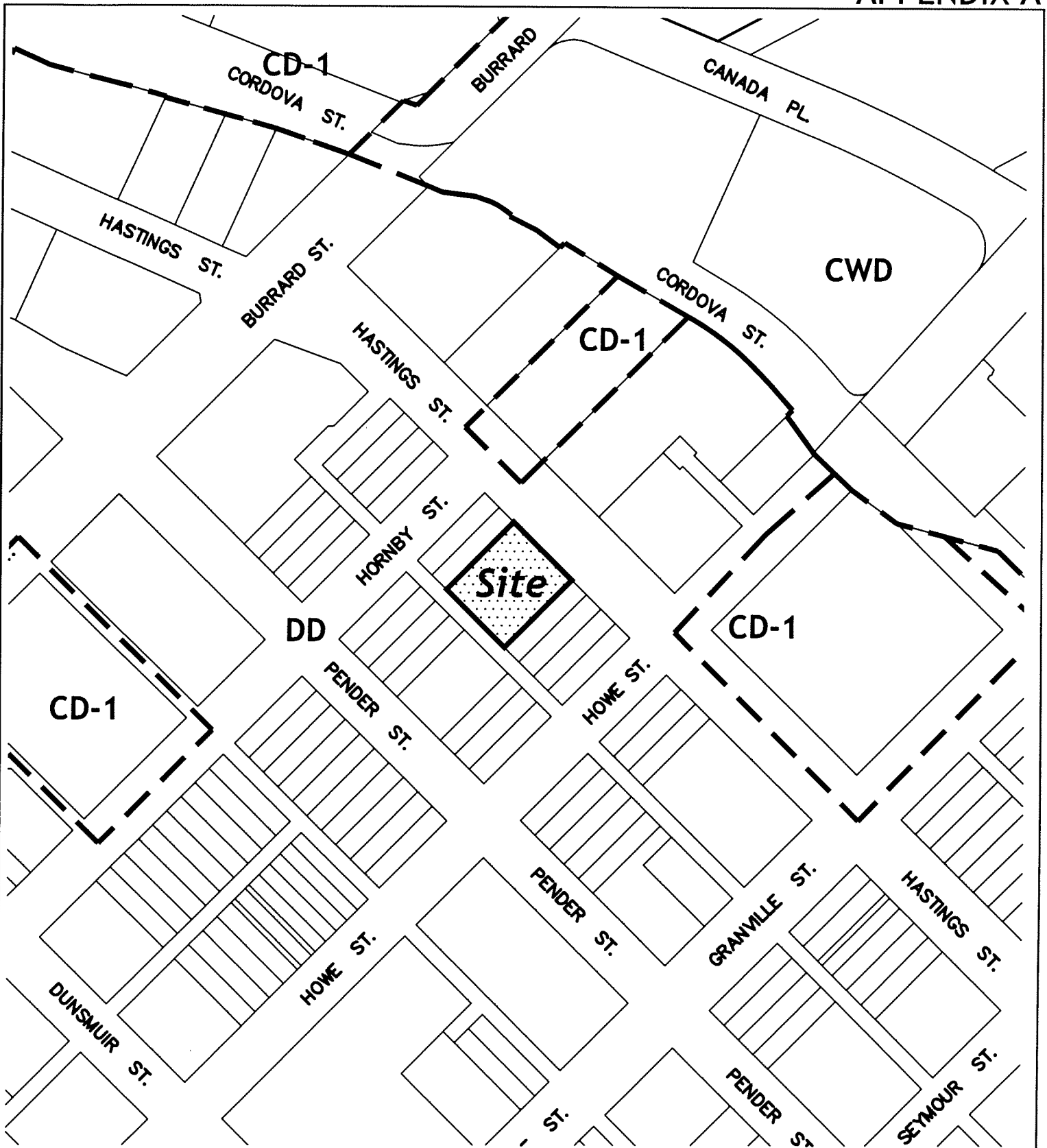
## FINANCIAL IMPLICATIONS

There are no financial implications.

## CONCLUSION

The Development Permit Board has approved Development Application Number DE 409808, 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: 830 W Hastings St, DE409808

Date: 2006 June 12

City of Vancouver Planning Department

Drawn: TM

Scale: 1:2000

1. The information on this plan is based on the information provided by the applicant and is not intended to be a substitute for a site visit or other independent verification of the information provided.

2. The information on this plan is based on the information provided by the applicant and is not intended to be a substitute for a site visit or other independent verification of the information provided.

3. The information on this plan is based on the information provided by the applicant and is not intended to be a substitute for a site visit or other independent verification of the information provided.

4. The information on this plan is based on the information provided by the applicant and is not intended to be a substitute for a site visit or other independent verification of the information provided.

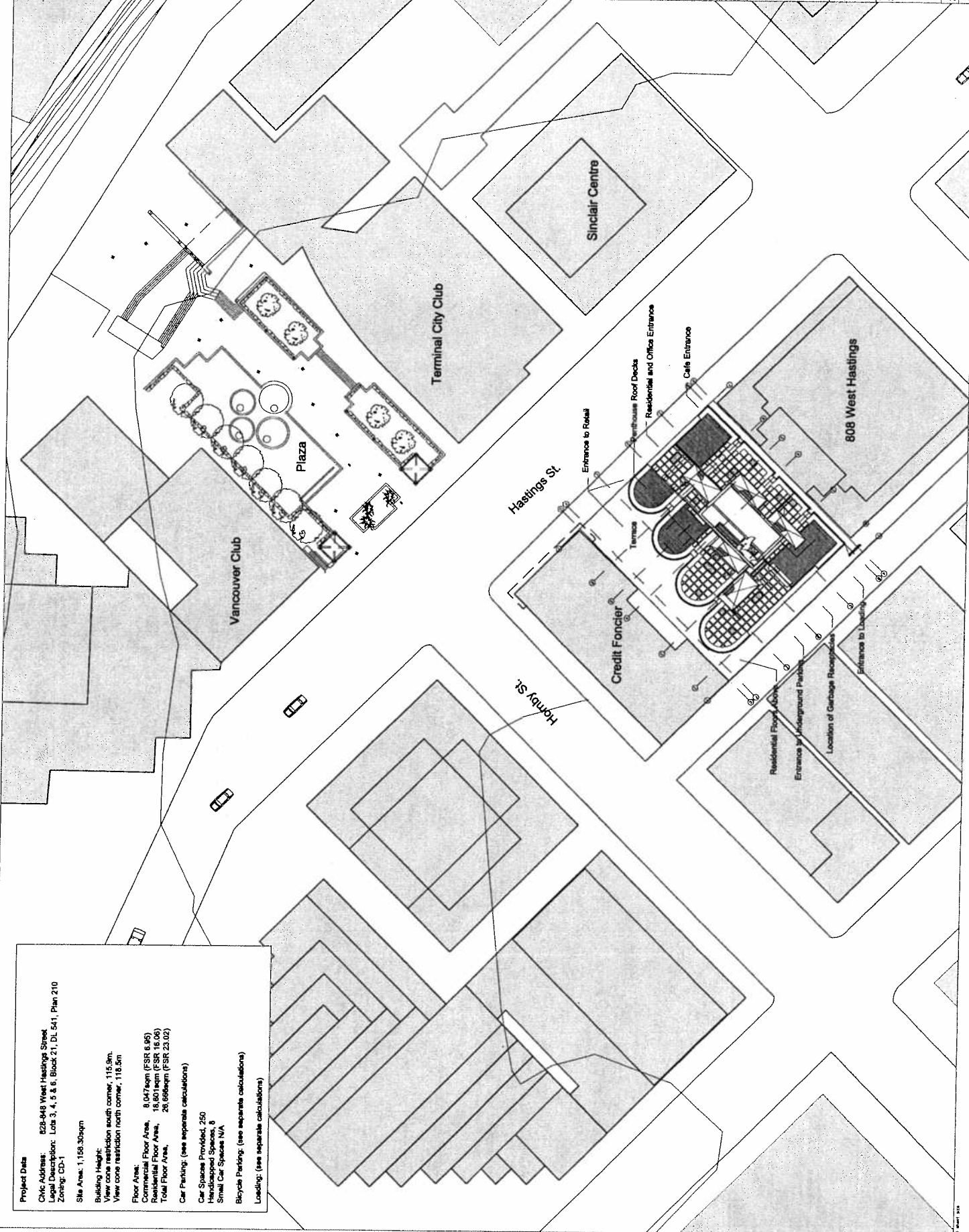
Item	Area (sqm)	Area (sqft)
Commercial Floor Area	8,047	86,300
Residential Floor Area	18,801	203,600
Total Floor Area	26,848	289,900
Car Spaces Provided	250	
Handicapped Spaces	8	
Small Car Spaces	N/A	
Bicycle Parking	(see separate calculations)	
Loading	(see separate calculations)	

**Folder and Partners**  
 Walter Pironi  
 1000 West Hastings Street  
 Vancouver, BC V6E 2E9  
 Tel: 604-681-1111  
 Fax: 604-681-1112

**Jameison Development Corporation**  
 Jameison House  
 111 West 10th Ave  
 Vancouver, BC V6E 2B6  
 Tel: 604-681-1111  
 Fax: 604-681-1112

**Site Plan**

2319 FAP  
 Date: 10/10/08  
 Scale: 1:500



**Project Data**

City Address: 828-848 West Hastings Street  
 Legal Description: Lots 3, 4, 5 & 6, Block 21, DL 541, Plan 210  
 Zoning: CD-1  
 Site Area: 1,159.30sqm

**Building Height:**  
 View cone restriction south corner, 115.5m.  
 View cone restriction north corner, 116.5m.

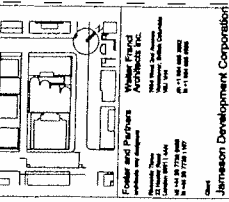
**Floor Area:**  
 Commercial Floor Area, 8,047sqm (FSR 6.95)  
 Residential Floor Area, 18,801sqm (FSR 16.08)  
 Total Floor Area, 26,848sqm (FSR 23.02)

**Car Parking:** (see separate calculations)  
 Car Spaces Provided, 250  
 Handicapped Spaces, 8  
 Small Car Spaces N/A

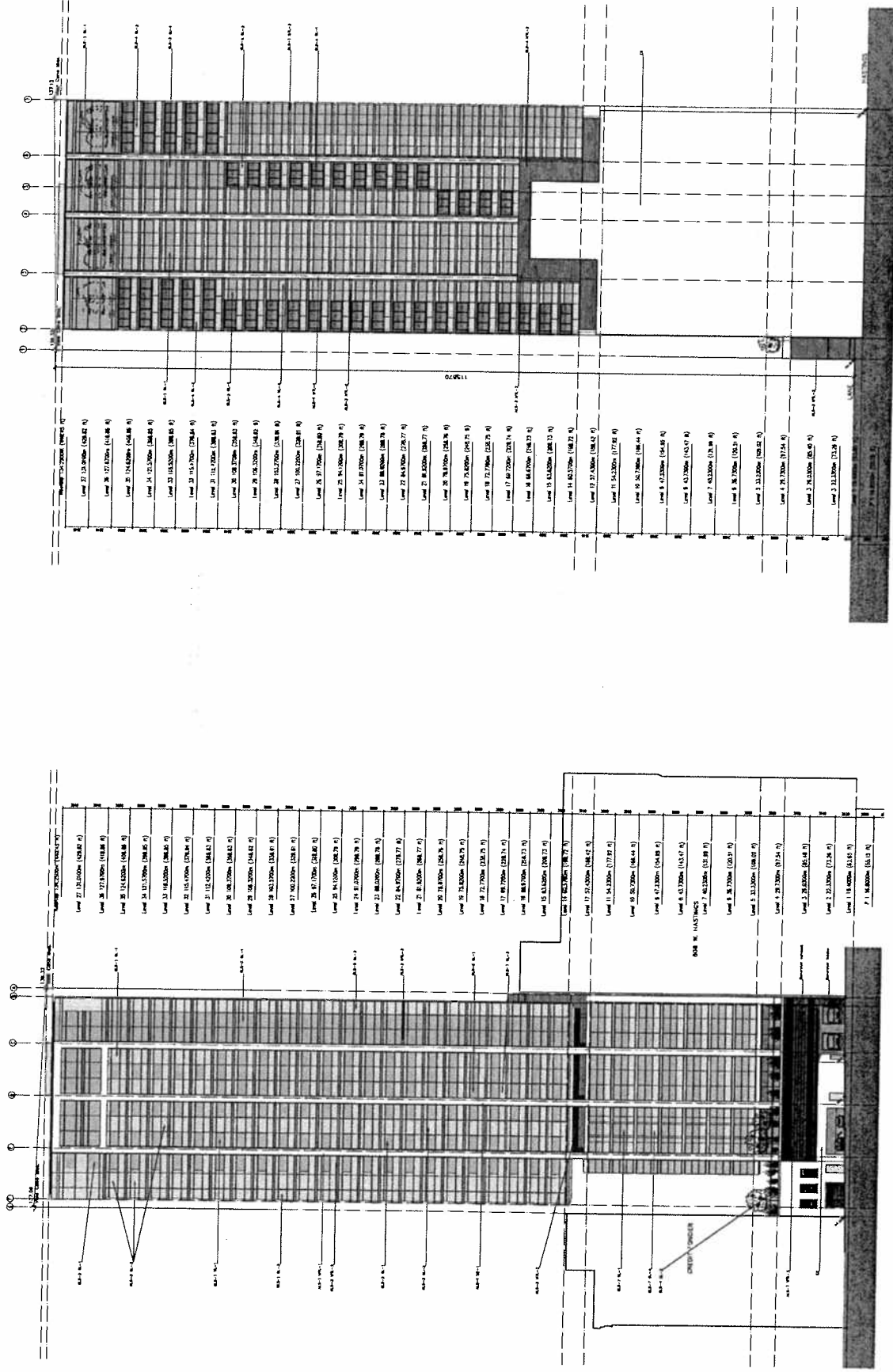
**Bicycle Parking:** (see separate calculations)  
 Loading: (see separate calculations)

1. All elevations are in feet and inches.  
 2. All elevations are based on the datum shown on the site plan.  
 3. All elevations are based on the datum shown on the site plan.  
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 9. All elevations are based on the datum shown on the site plan.  
 10. All elevations are based on the datum shown on the site plan.

Level	Room	Area (sq. ft.)	Volume (cu. ft.)
1	Basement	10,000	10,000
2	Basement	10,000	10,000
3	Basement	10,000	10,000
4	Basement	10,000	10,000
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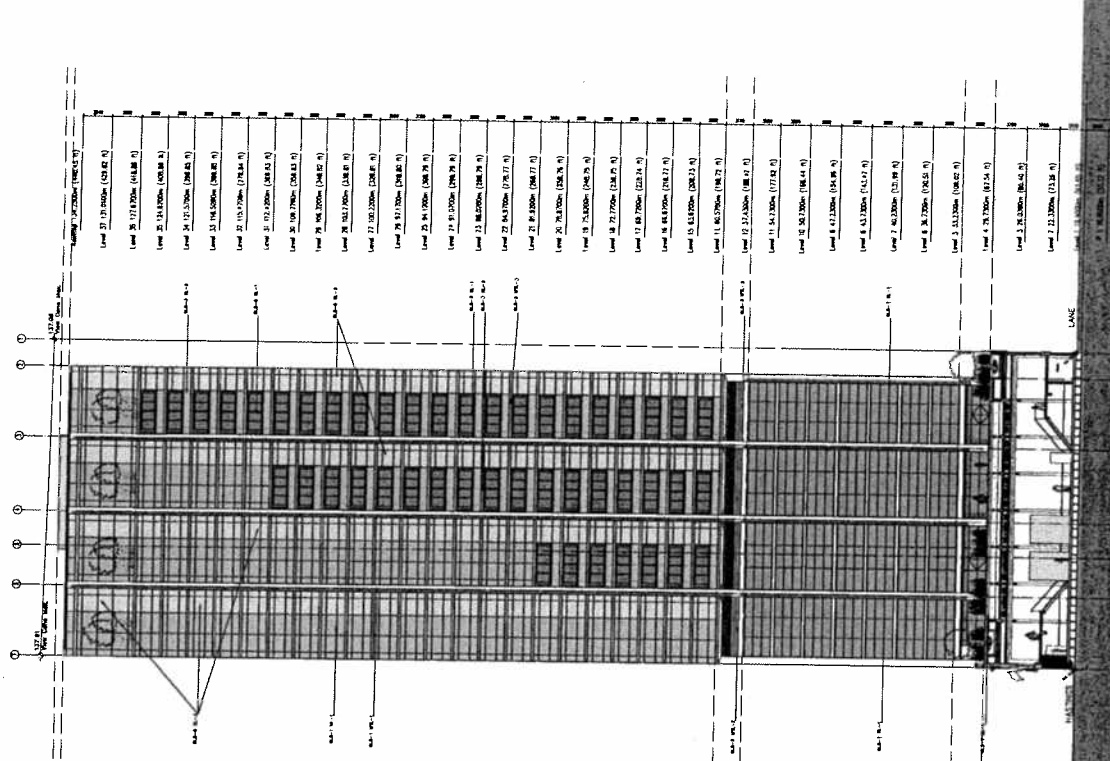
Jameson Development Corporation  
 Jameson House  
 South Elevation  
 East Elevation



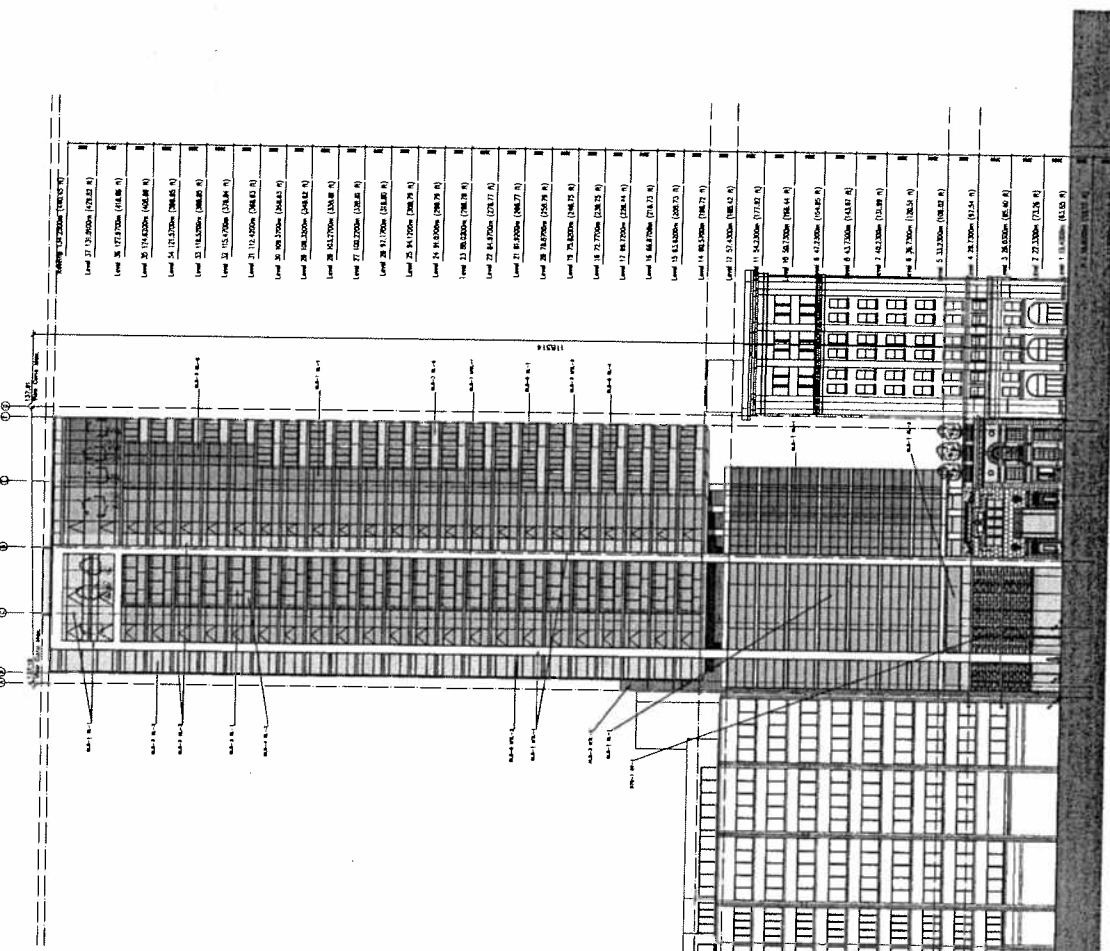
East Elevation  
SCALE: 1/200

South Elevation  
SCALE: 1/200

Sheet No.	2319	75P	006
Project Name	Jarvis House		
Architect	Foster and Partners Architects Inc.		
Client	Jarvis Development Corporation		
Scale	1:200		
Date	11/11/11		
Drawn By	[Name]		
Checked By	[Name]		
Project No.	[Number]		



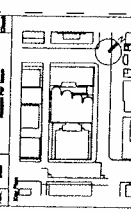
**West Elevation**  
SCALE: 1:200



**North Elevation**  
SCALE: 1:200

1. All dimensions are in feet and inches unless otherwise noted.  
2. All dimensions are to the center of the member unless otherwise noted.  
3. All dimensions are to the face of the member unless otherwise noted.  
4. All dimensions are to the center of the member unless otherwise noted.  
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10. All dimensions are to the center of the member unless otherwise noted.

Level	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Elevation	171.0000	168.0000	165.0000	162.0000	159.0000	156.0000	153.0000	150.0000	147.0000	144.0000	141.0000	138.0000	135.0000	132.0000	129.0000	126.0000	123.0000	120.0000	117.0000	114.0000	111.0000	108.0000	105.0000	102.0000	99.0000	96.0000	93.0000	90.0000



**Foster and Partners Architects Inc.**  
Architects and Engineers  
100 King Street West, Suite 2000  
Toronto, Ontario M5X 1C4  
Canada  
Tel: 416 922-1111  
Fax: 416 922-1112  
www.fosterpartners.com

**Jarvis Development Corporation**  
Jarvis House  
North Elevation  
West Elevation