



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: September 14, 2006
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Phone No.: 604.873.7678
RTS No.: 6192
VanRIMS No.: 11-3500-10
Meeting Date: October 3, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1120 East 7th Avenue
DE410322 - Vancouver Community College, CD-1 By-law No. 9197

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as Vancouver Community College - 1155 East Broadway (1120 East 7th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE410322, prepared by Stantec Architecture and stamped "Received, Community Services Group, Development Services, September 12, 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 on March 15, 2005, City Council approved amendments to the existing CD-1 By-law for this site to permit upgrading and expansion of the Vancouver Community College - King Edward Campus (VCC-KEC). Council also approved in principle the form of development for these lands. Amending By-law No. 9197 was enacted on November 23, 2005.

The VCC-KEC site is bounded by Broadway, Great Northern Way, Glen Drive and Keith Drive. East 7th Avenue bisects the campus. Phase One of the campus redevelopment is located at the southeast corner of East 7th Avenue and Glen Drive. The site and surrounding zoning are shown on the attached Appendix "A".

On August 14, 2006, the Development Permit Board approved Development Application Number DE410322. 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

Phase One of the VCC-KEC expansion involves development of a seven-storey post-secondary education facility and a 49-space child daycare centre. The building will contain classrooms, nursing labs, faculty and departmental offices and student study spaces. The daycare centre will be a replacement for the current daycare which is located in the building being demolished to make way for Phase One.

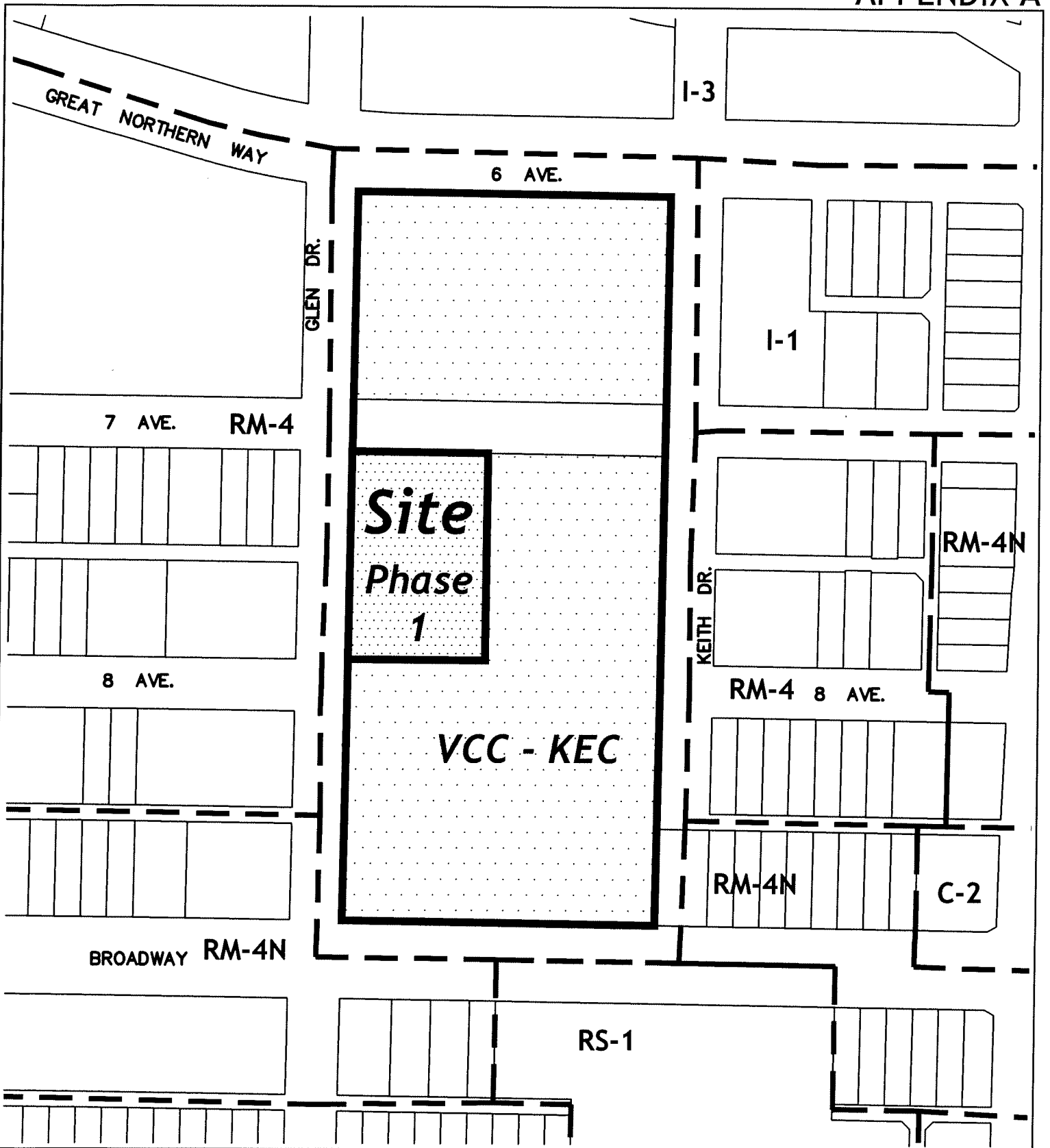
The proposed development has been assessed against the amended CD-1 By-law and responds to the stated objectives.

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

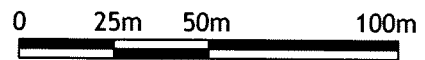
CONCLUSION

The Development Permit Board has approved Development Application Number DE410322, 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



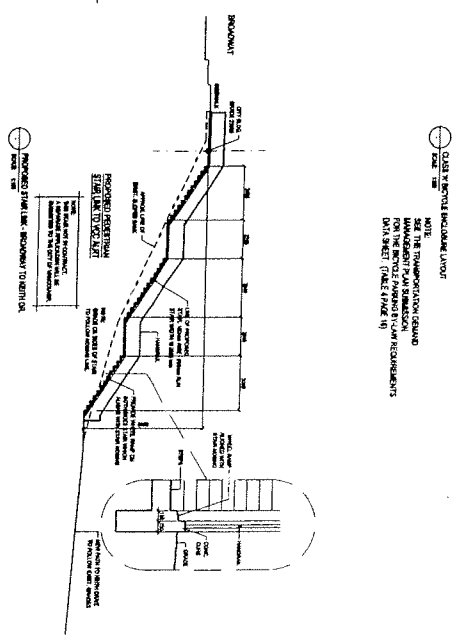
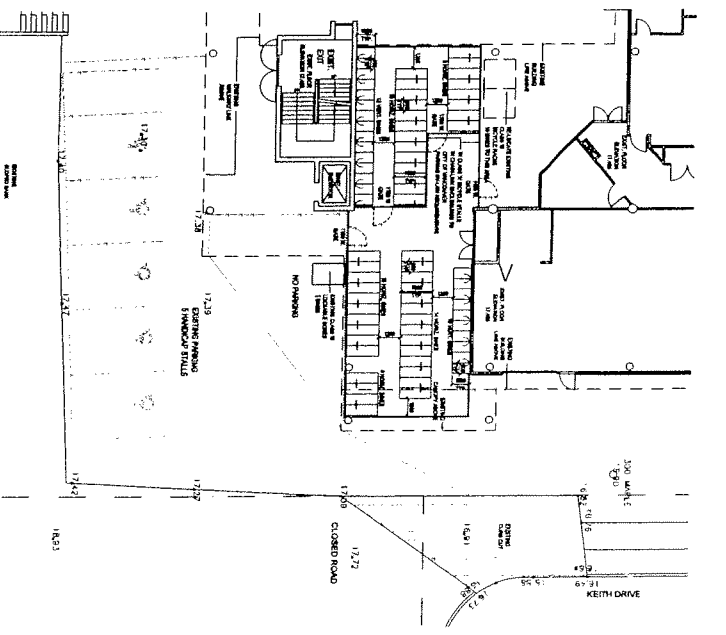
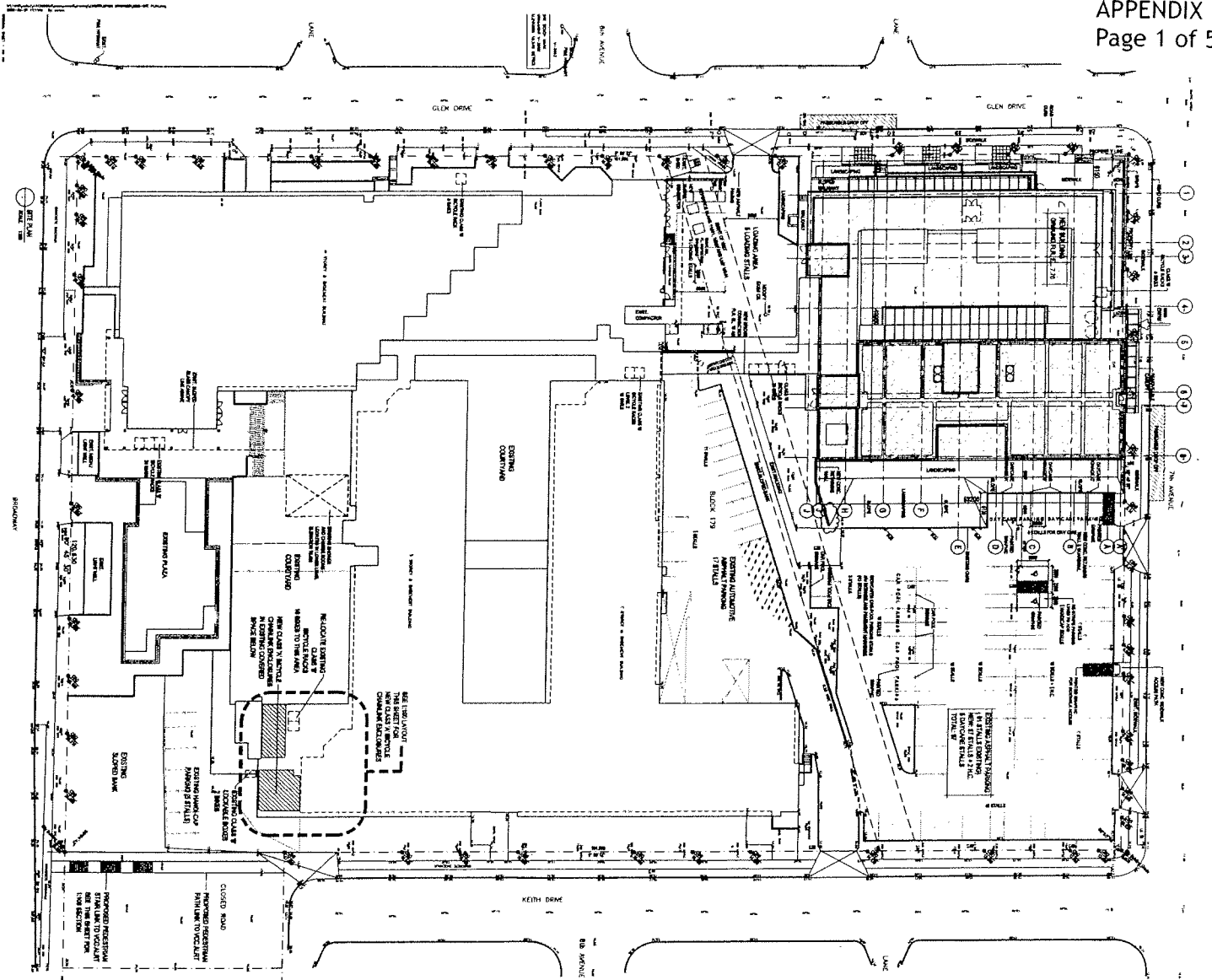
Site: 1120 E 7th Ave, DE410322

Date: 2006 August 30

City of Vancouver Planning Department

Drawn: TM

Scale: 1:2000



Site Plan
CLASS 'A' BICYCLE ENCLOSURES

Client: WACOUVER COMMUNITY COLLEGE
Project: KING EDWARD CAMPUS PHASE 1 EXPANSION PROJECT
Location: WACOUVER, B.C.

Site Plan
CLASS 'A' BICYCLE ENCLOSURES

Scale: AS NOTED

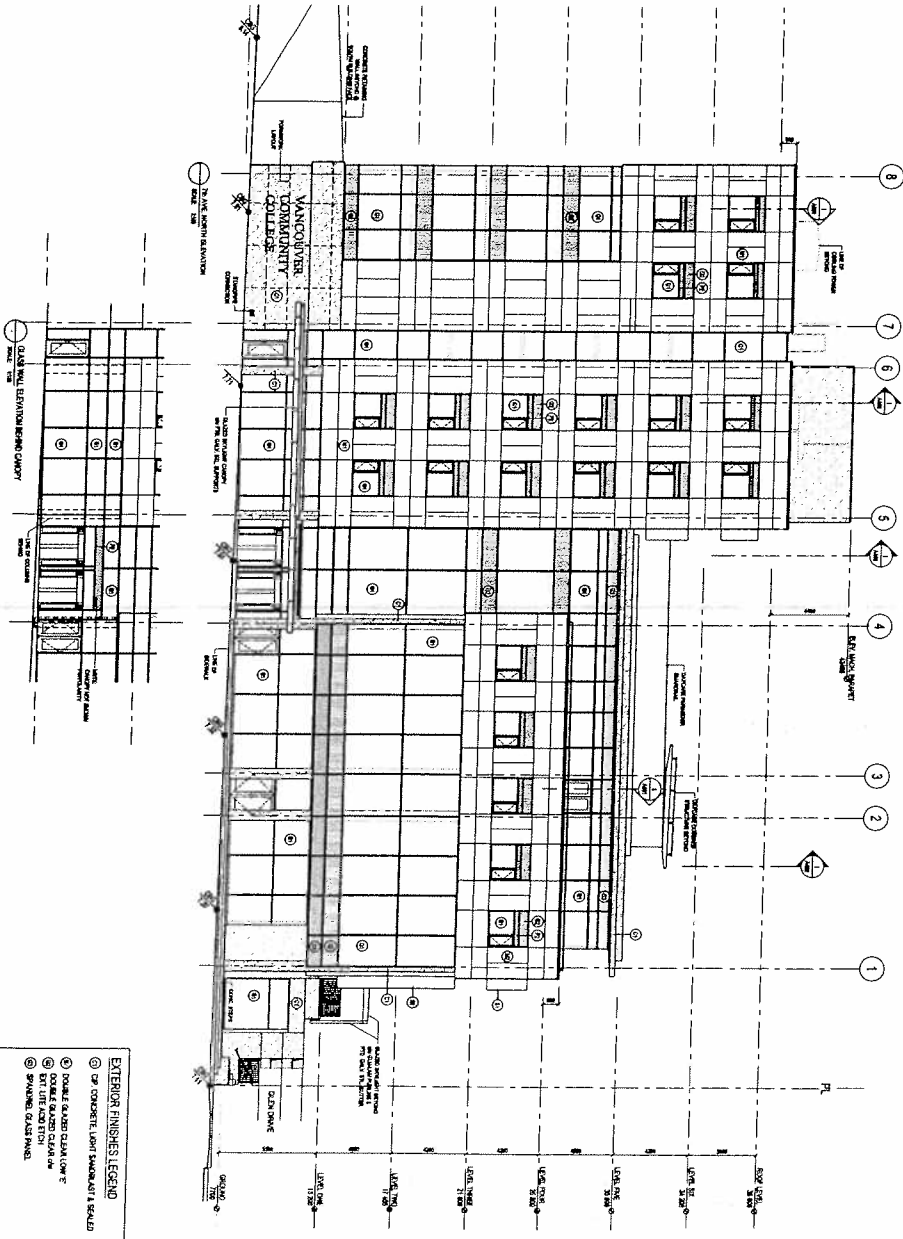
Notes:
 1. SEE THE TRANSPORTATION DESIGN AND RECORDS DRAWING SHEET (TITLE PAGE 14)
 2. SEE THE TRANSPORTATION DESIGN AND RECORDS DRAWING SHEET (TITLE PAGE 14)
 3. SEE THE TRANSPORTATION DESIGN AND RECORDS DRAWING SHEET (TITLE PAGE 14)

Legend:
 Existing Building
 Existing Parking Stalls
 Proposed Bicycle Enclosures
 Proposed Site Improvements

Project Information:
 Project No.:
 Drawing No.:
 Date:
 Scale: AS NOTED

Professional Engineer:
 Name:
 License No.:
 Firm: Sentic

Professional Architect:
 Name:
 License No.:
 Firm: Sentic



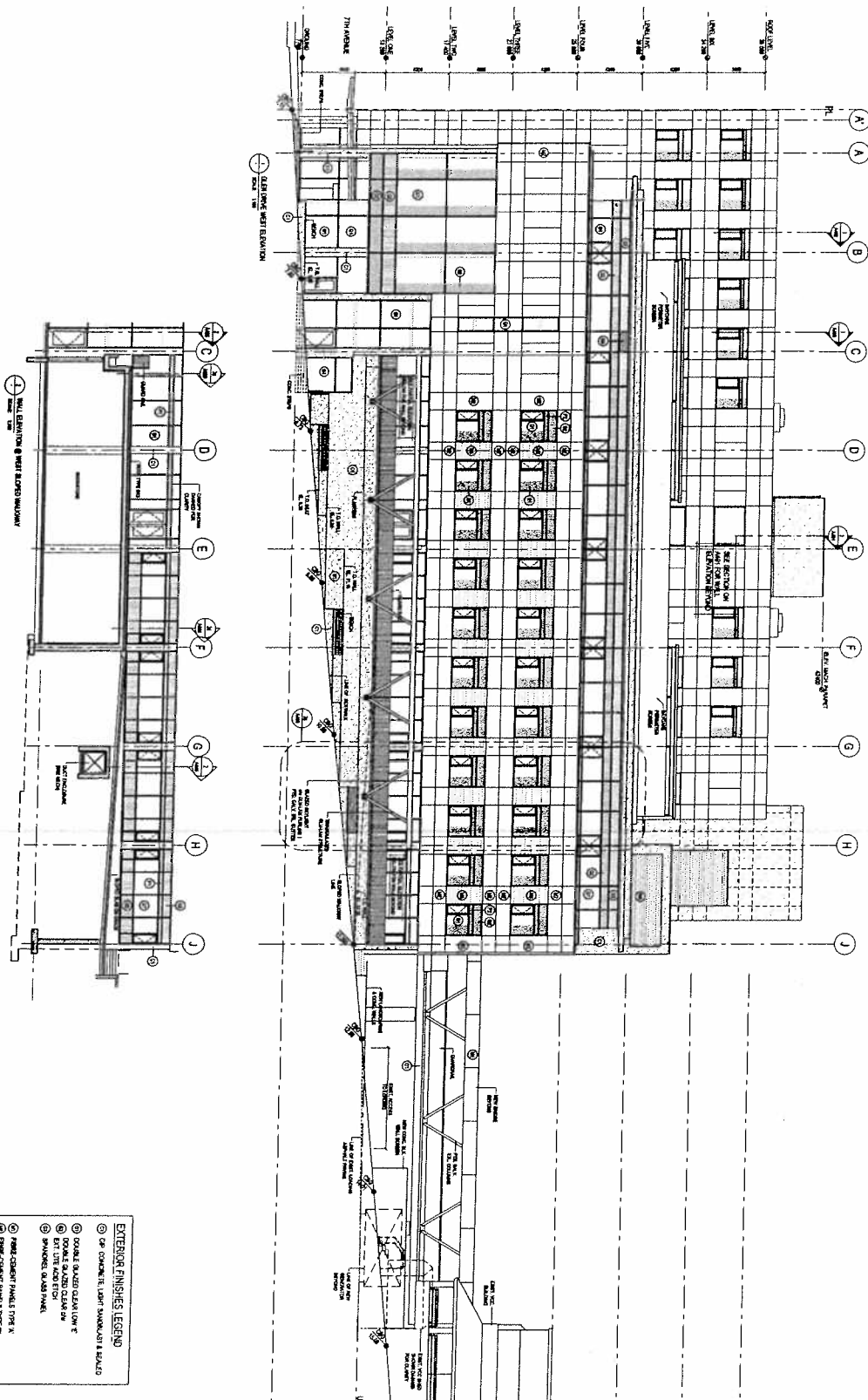
- EXTENSION FINISHES LEGEND**
- ① PR CONCRETE LIGHT SANDBLAST & SEAL
 - ② BRICK & SAND CLAY ON "C"
 - ③ BRICK & SAND CLAY ON "A"
 - ④ EXTERIOR ADHESION
 - ⑤ SWIRL GLOSS PAINT
 - ⑥ FINE-CORNET PANEL TYPE "X"
 - ⑦ FINE-CORNET PANEL TYPE "B"
 - ⑧ FINE-CORNET PANEL TYPE "C"
 - ⑨ PATTERNED ALUMINUM LAMINA
 - ⑩ ANODIZED FINISHED ALUMINUM
 - ⑪ FINISHED DARKENED METAL SPRAWN
 - ⑫ ANODIZED ALUMINUM PANEL
 - ⑬ PAINTED ALUMINUM PANEL
 - ⑭ ALUMINUM SANDWICH
 - ⑮ PER GLASS SANDWICH

NOTES:
CONTINUAL FINISHES TO BE USED ALTHOUGH
DESIGN & LOCATION WITH 7th FLOOR WHERE
FINISHES COORDINATED.

PROJECT:
VANCOUVER COMMUNITY COLLEGE
KING EDWARD CAMPUS
PHASE 1 EXPANSION PROJECT
VANCOUVER, B.C.
7th Ave North Elevation

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT
2	11/15/11	ISSUED FOR PERMIT
3	11/15/11	ISSUED FOR PERMIT
4	11/15/11	ISSUED FOR PERMIT
5	11/15/11	ISSUED FOR PERMIT
6	11/15/11	ISSUED FOR PERMIT
7	11/15/11	ISSUED FOR PERMIT
8	11/15/11	ISSUED FOR PERMIT
9	11/15/11	ISSUED FOR PERMIT
10	11/15/11	ISSUED FOR PERMIT

Skanlec
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- EXTERIOR FINISHES LEGEND**
- ① CP CONCRETE, LIGHT SANDWICH & SANDS
 - ② DOUBLE SANDWICH CLAY TILE
 - ③ 2" X 4" SIPS
 - ④ SHIMMEL, SAND PANEL
 - ⑤ FINISH CONCRETE PANEL TYPE X
 - ⑥ FINISH CONCRETE PANEL TYPE B
 - ⑦ FINISH CONCRETE PANEL TYPE C
 - ⑧ SANDWICH INSULATION/CLAY TILE
 - ⑨ SANDWICH INSULATION/ALUMINUM PANEL
 - ⑩ SANDWICH INSULATION/STEEL SHEATHING
 - ⑪ FINISH ALUMINUM PANEL
 - ⑫ FINISH ALUMINUM PANEL
 - ⑬ FINISH ALUMINUM PANEL
 - ⑭ FINISH ALUMINUM PANEL

SECTIONAL FINISHES AND MATERIALS
 SEE PLAN FOR LOCATION OF WALLWORK
 FINISHES TO BE MATCHED TO PLAN



Starbuck
 10000
 10000
 10000

Project Information
 Project Name: VANCOUVER COMMUNITY COLLEGE
 Project Location: KING EDWARD CAMPUS
 Project Description: PHASE 1 EXPANSION PROJECT
 Project Number: A300

Item	Description	Quantity	Unit	Material
1	CONCRETE	100	cu yd	CP
2	CLAY TILE	500	sq ft	②
3	INSULATION	200	sq ft	⑧
4	ALUMINUM PANEL	100	sq ft	⑪
5	STEEL SHEATHING	100	sq ft	⑩
6	CONCRETE PANEL TYPE X	50	sq ft	⑤
7	CONCRETE PANEL TYPE B	50	sq ft	⑥
8	CONCRETE PANEL TYPE C	50	sq ft	⑦
9	ALUMINUM PANEL	50	sq ft	⑫
10	STEEL SHEATHING	50	sq ft	⑬
11	ALUMINUM PANEL	50	sq ft	⑭
12	STEEL SHEATHING	50	sq ft	⑯
13	ALUMINUM PANEL	50	sq ft	⑰
14	STEEL SHEATHING	50	sq ft	⑱
15	ALUMINUM PANEL	50	sq ft	⑲
16	STEEL SHEATHING	50	sq ft	⑳
17	ALUMINUM PANEL	50	sq ft	㉑
18	STEEL SHEATHING	50	sq ft	㉒
19	ALUMINUM PANEL	50	sq ft	㉓
20	STEEL SHEATHING	50	sq ft	㉔

