



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: October 25, 2006  
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RTS No.: 06303  
VanRIMS No.: 11-3500-10  
Meeting Date: November 14, 2006

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Form of Development: 535 and 565 Smithe Street

#### RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 898 Seymour Street and 887-899 Richards Street (535 and 565 Smithe Street being the application address) be approved generally as illustrated in the Development Application Numbers DE409895 and DE409900, prepared by Merrick Architecture and stamped "Received, Community Service Group, Development Services, August 4, 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.

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## PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site.

## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on July 14, 2005, City Council approved a rezoning of this site from Downtown District (DD) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 9173 was enacted on November 1, 2005.

The site is located on Smithe Street between Seymour Street and Richards Street. The Seymour Street frontage is located directly across from the Orpheum Theatre. 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 Numbers DE409895 and DE409900. 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 a 31-storey residential tower (535 Smithe Street) including 5 live/work townhouses, retail uses at grade, office uses on levels 3 and 4, four levels of above-grade public parking and four levels of below grade residents' parking and to develop a 28-storey residential tower (565 Smithe Street) including retail uses at grade, office uses on levels 3 and 4, four levels of above-grade public parking and five levels of below-grade residents' parking.

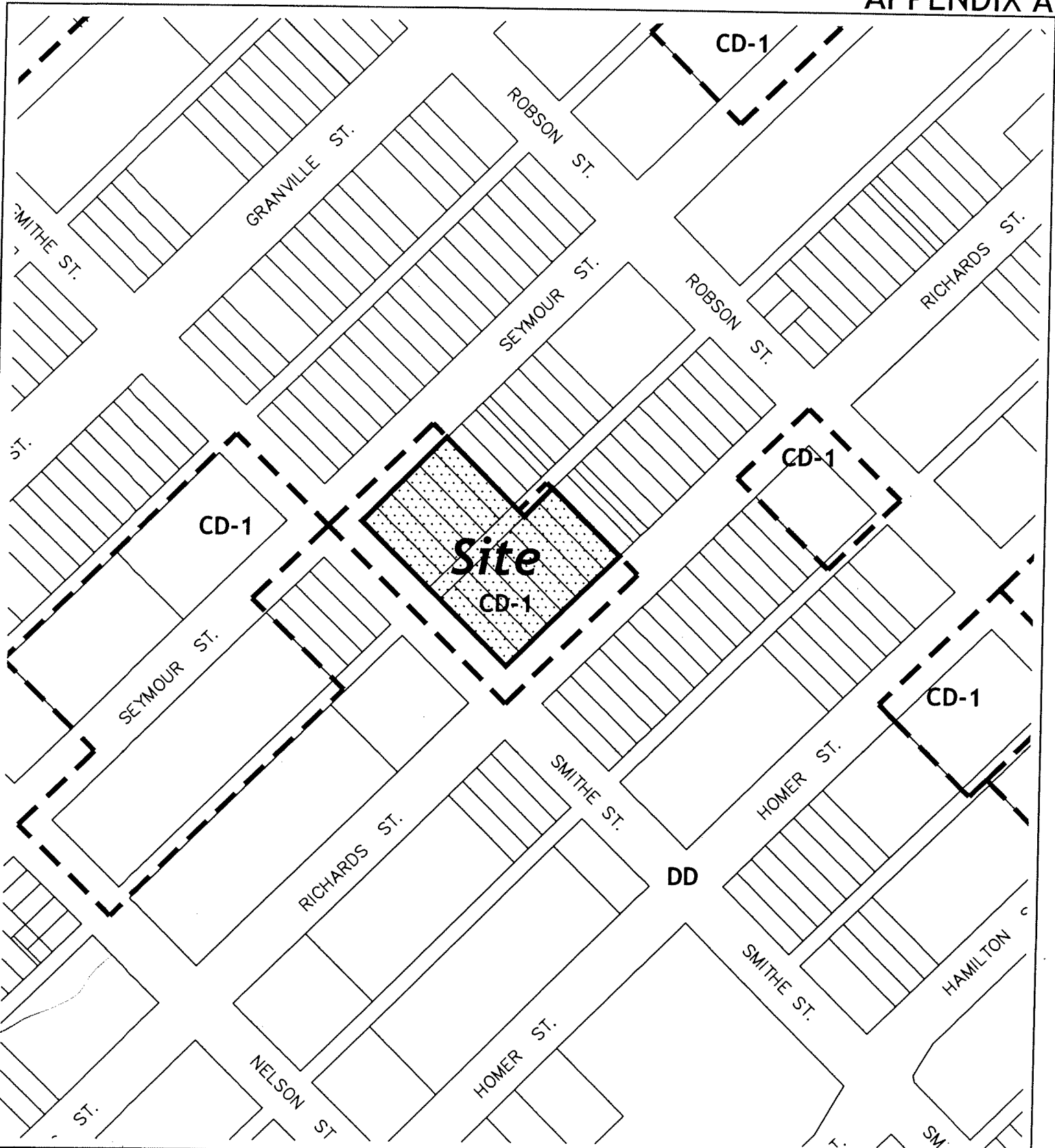
The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

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

## CONCLUSION

The Development Permit Board has approved Development Application Numbers DE409895 and DE409900, 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



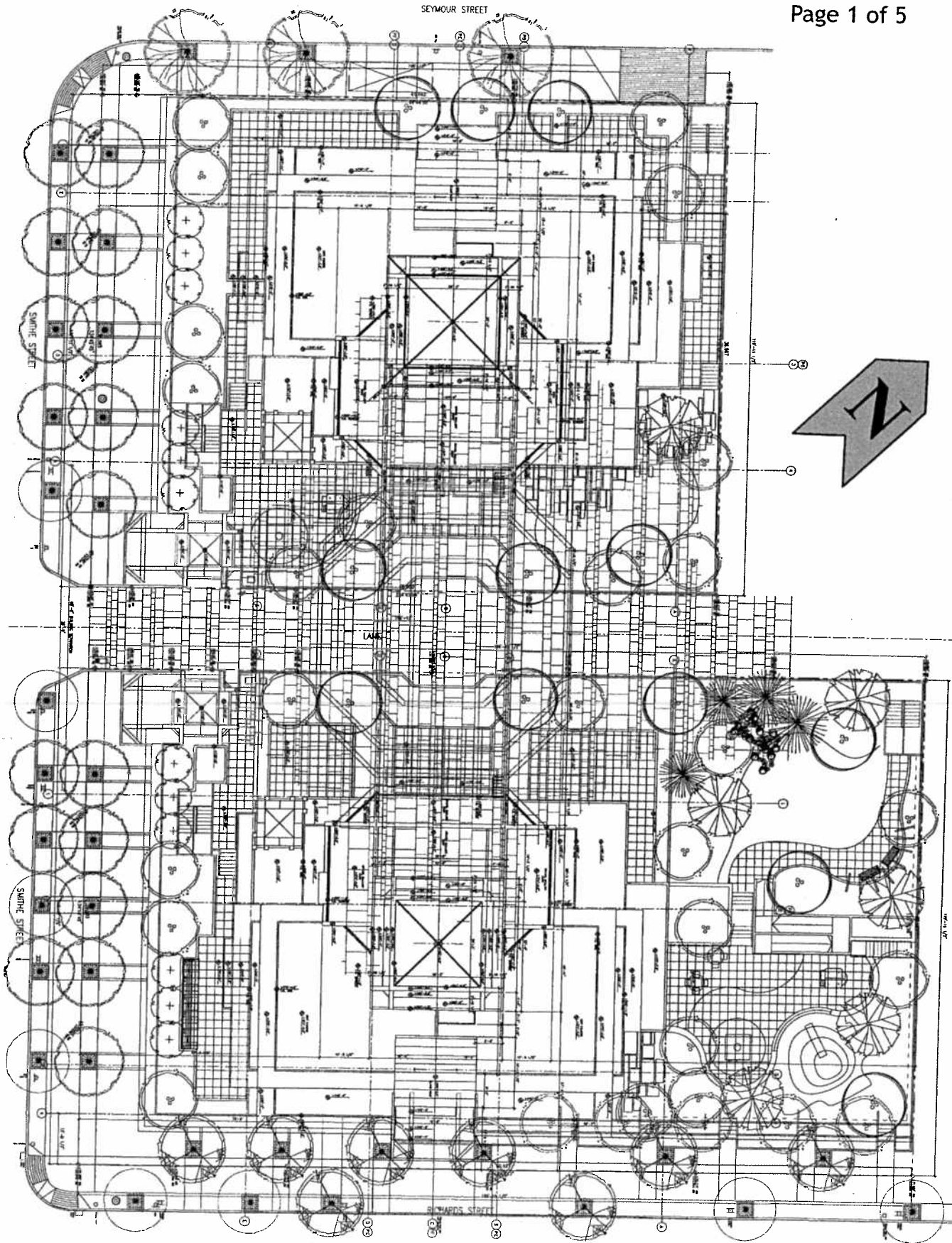
Site: 535/565 Smithe St, DE 409895

Date: 2006 October 16

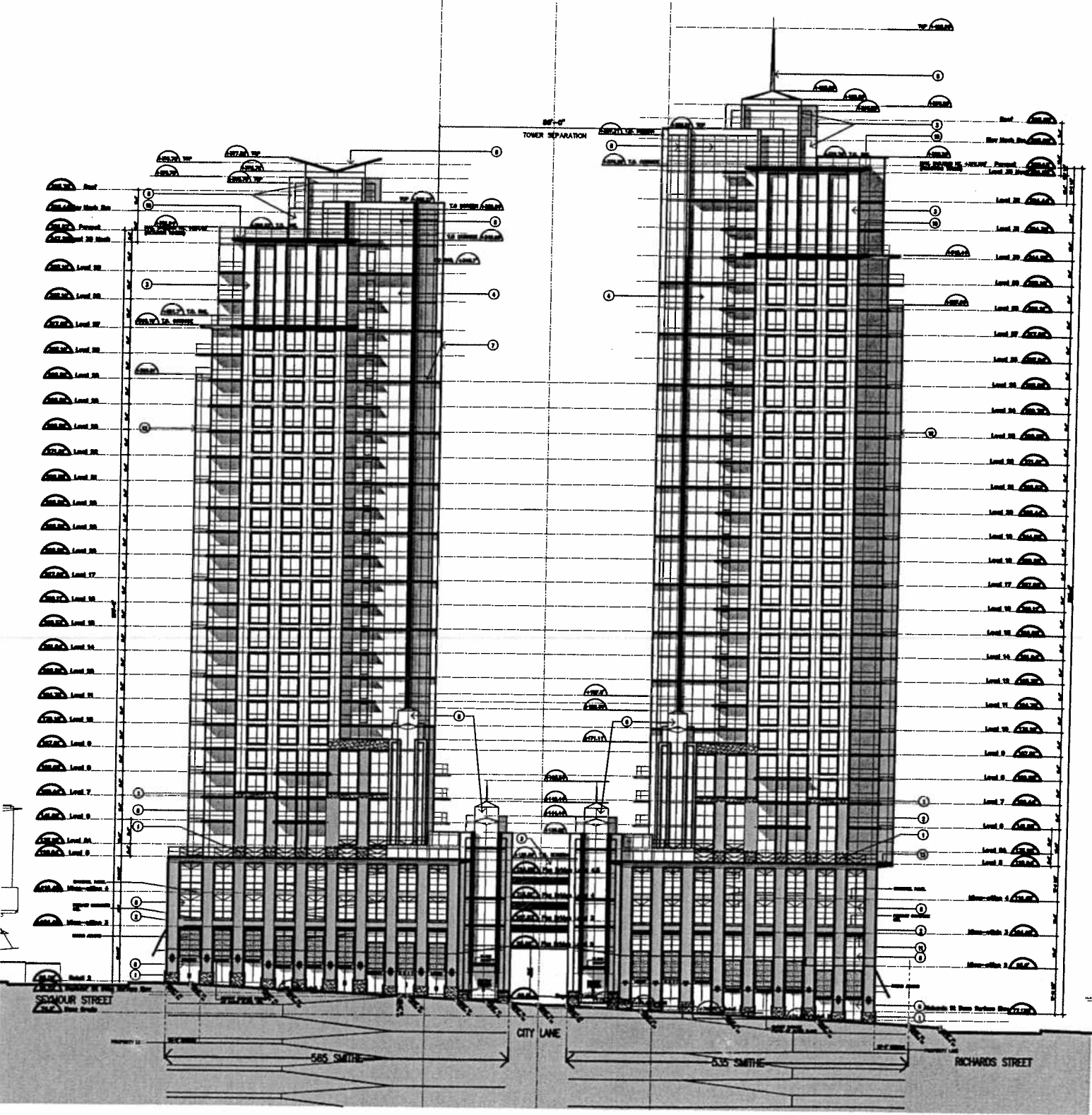
City of Vancouver Planning Department

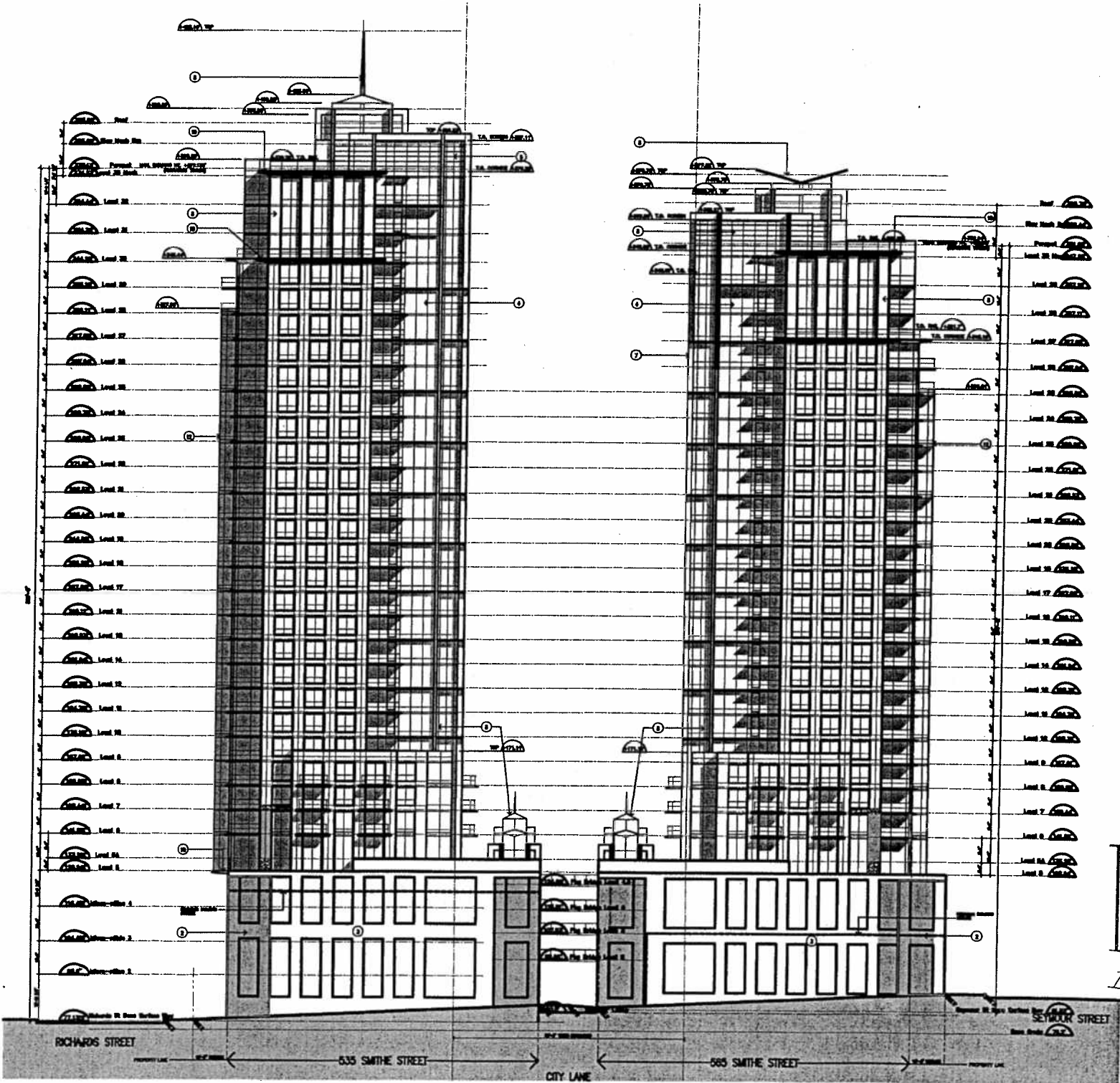
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