



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: October 25, 2006  
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RTS No.: 06302  
VanRIMS No.: 11-3500-10  
Meeting Date: November 14, 2006

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 2820 Bentall Street

#### RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 2820 Bentall Street be approved generally as illustrated in the Development Application Number DE410183, prepared by Kasian Architecture, Interior Design and Planning Ltd. and stamped "Received, Community Service Group, Development Services, September 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 the above-noted CD-1 zoned site.

## **SITE DESCRIPTION AND BACKGROUND**

At a Public Hearing on May 12, 2005, City Council approved an application to amend CD-1 By-law No. 6654 (Still Creek) to remove this site (2820 Bentall Street) from that CD-1 Comprehensive Development District and to approve a new CD-1 Comprehensive Development District that would allow Highway Oriented Retail (HOR) uses. Council also approved in principle the form of development for this new CD-1 District. By-law No. 9161 was enacted on November 1, 2005.

The site is located on the north side of Grandview Highway, between Bentall Street and Natal Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

On June 6, 2006, the Director of Planning approved Development Application Number DE410183. 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 4-storey building containing a new Canadian Tire facility, a new Grocery Store component, Restaurant - Class 1, and other retail uses, along with ancillary office and automotive facilities.

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 Director of Planning has approved Development Application Number DE410183, 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: 2820 Bentall St, DE 410183

Date: 2006 October 6

City of Vancouver Planning Department

Drawn: TM

Scale: 1:2000

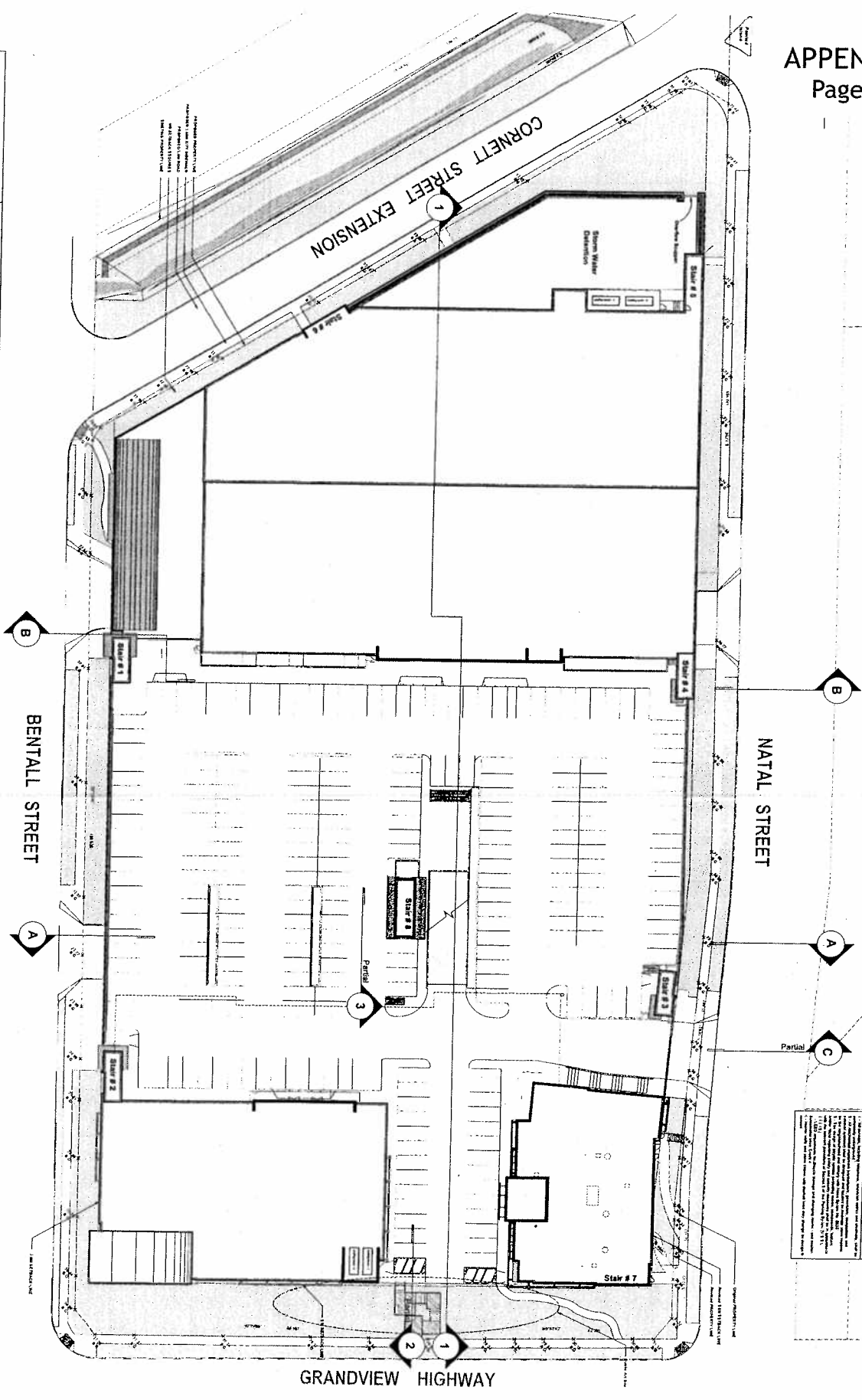
**KASIAN**  
ARCHITECTURAL  
1000 WESTERN AVENUE  
VANCOUVER, B.C. V6C 2M5  
TEL: 604-681-1111  
WWW.KASIANARCHITECT.COM



**CANADIAN TIRE  
COMMERCIAL DEVELOPMENT**  
Grandview Highway,  
Vancouver, B.C.

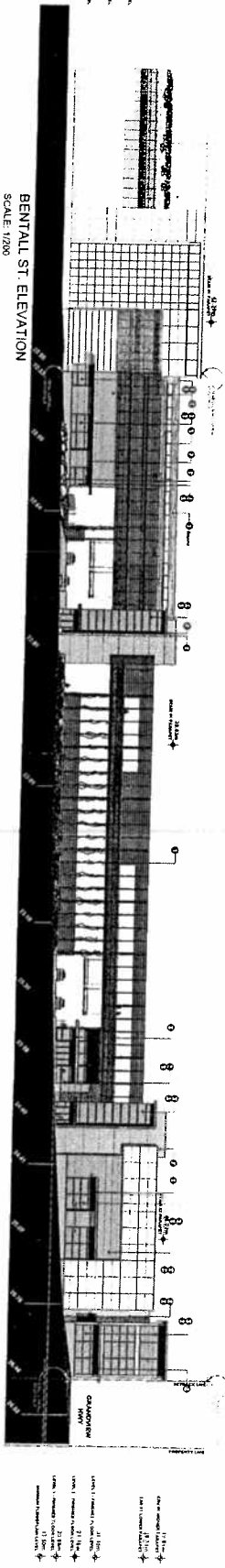
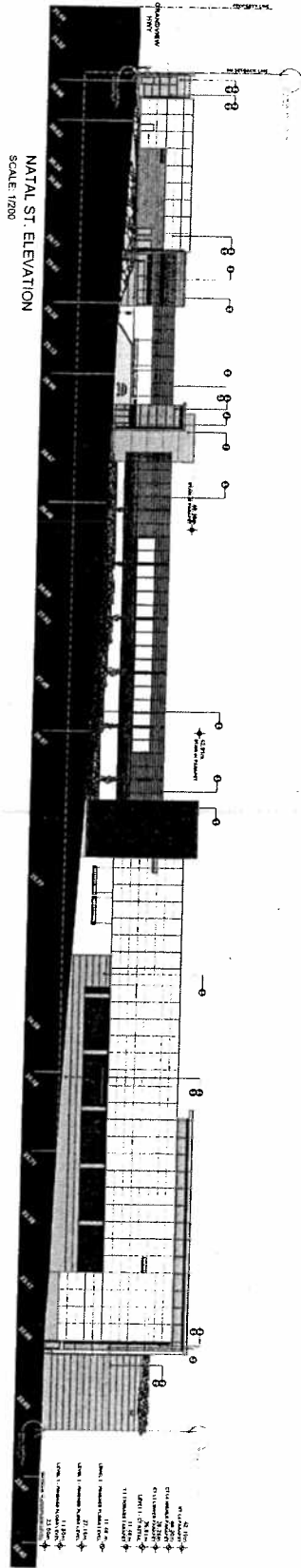
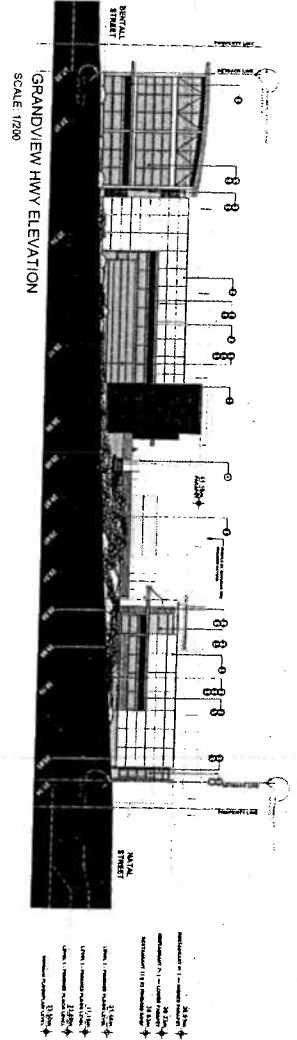
**Site / Roof Plan**

Scale: 1/200  
Project: 2206  
Sept. 5, 2000  
**DP-05**  
DP - RA 5



NOTES:  
1. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATION AND DIMENSIONS OF THE STAIRS.  
2. THE STAIRS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE.  
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DE 410183



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