



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: October 25, 2006  
Author: B. Boons  
Phone No.: 604.873.7678  
RTS No.: 06291  
VanRIMS No.: 11-3500-10  
Meeting Date: November 14, 2006

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Form of Development: 955 Burrard Street - YMCA

#### RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 955 Burrard Street be approved generally as illustrated in the Development Application Number DE409971, prepared by Stantec Architecture Ltd. and stamped "Received, Community Service Group, Development Services, September 8, 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.

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## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on April 12, 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. 9190 was enacted on November 23, 2005.

The site is located on the west side of Burrard Street, south of Barclay 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 DE409971. 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:

- retention of the easterly portion (30 ft.) of the Municipally-Designated heritage building (YMCA);
- development of a new six-storey building immediately adjacent to the retained portion of the heritage building, containing a four-storey YMCA fitness centre and a two-storey, 69-space child day care center and family development centre; and
- development of a 42-storey residential tower containing 261 dwelling units on the west portion of the site, all over six levels of underground parking.

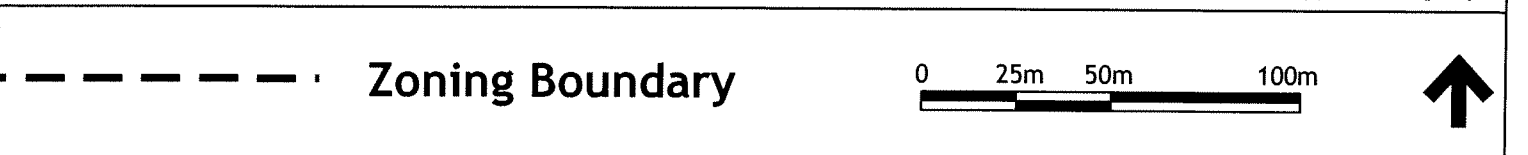
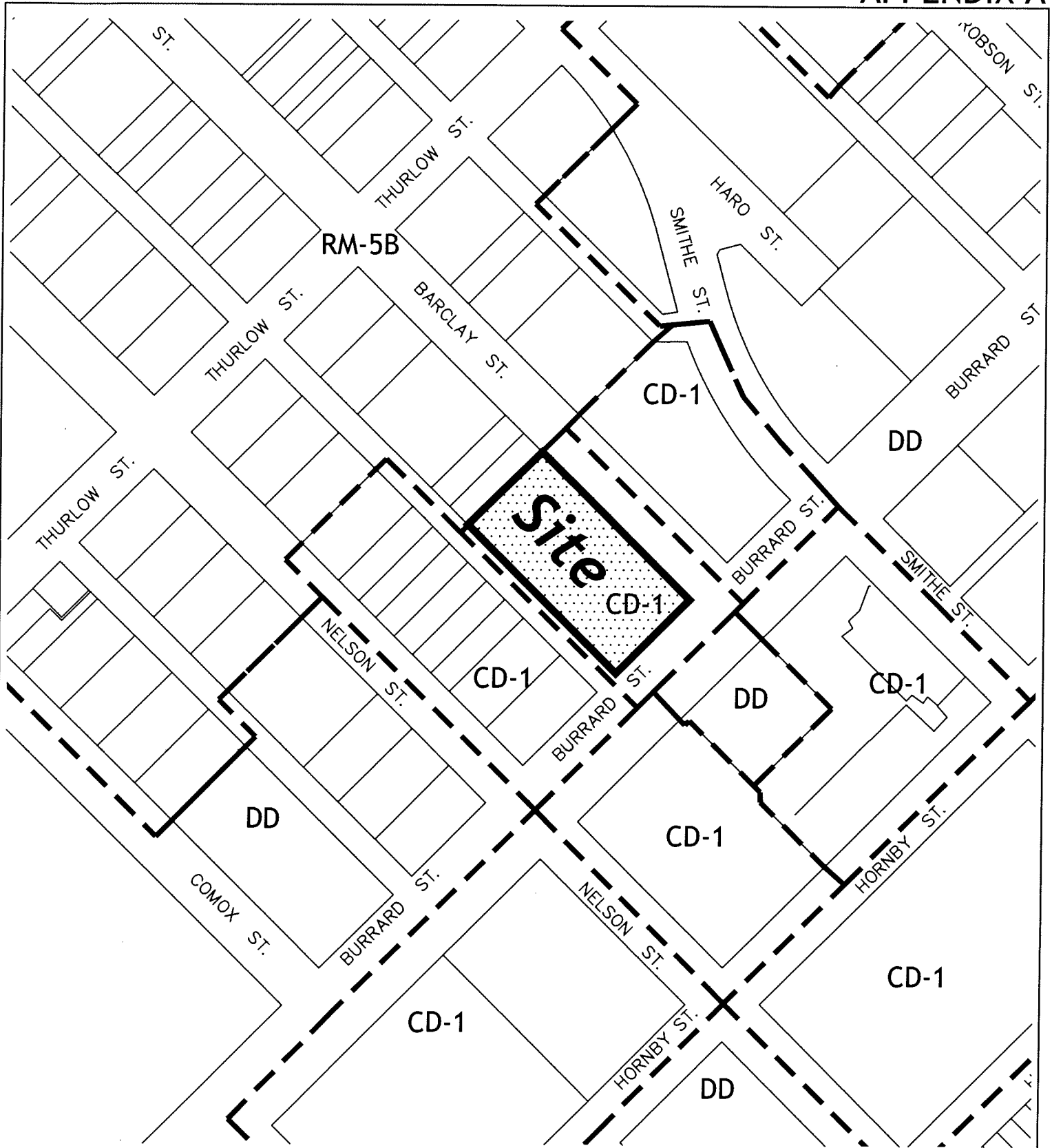
The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

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 Number DE409971, 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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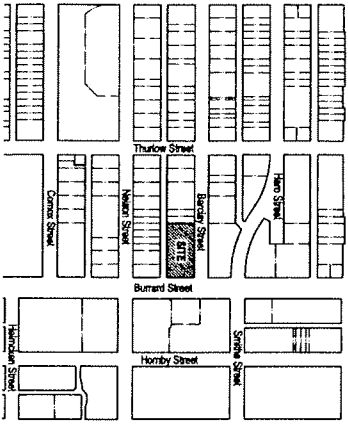
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Date: 2006 October 16

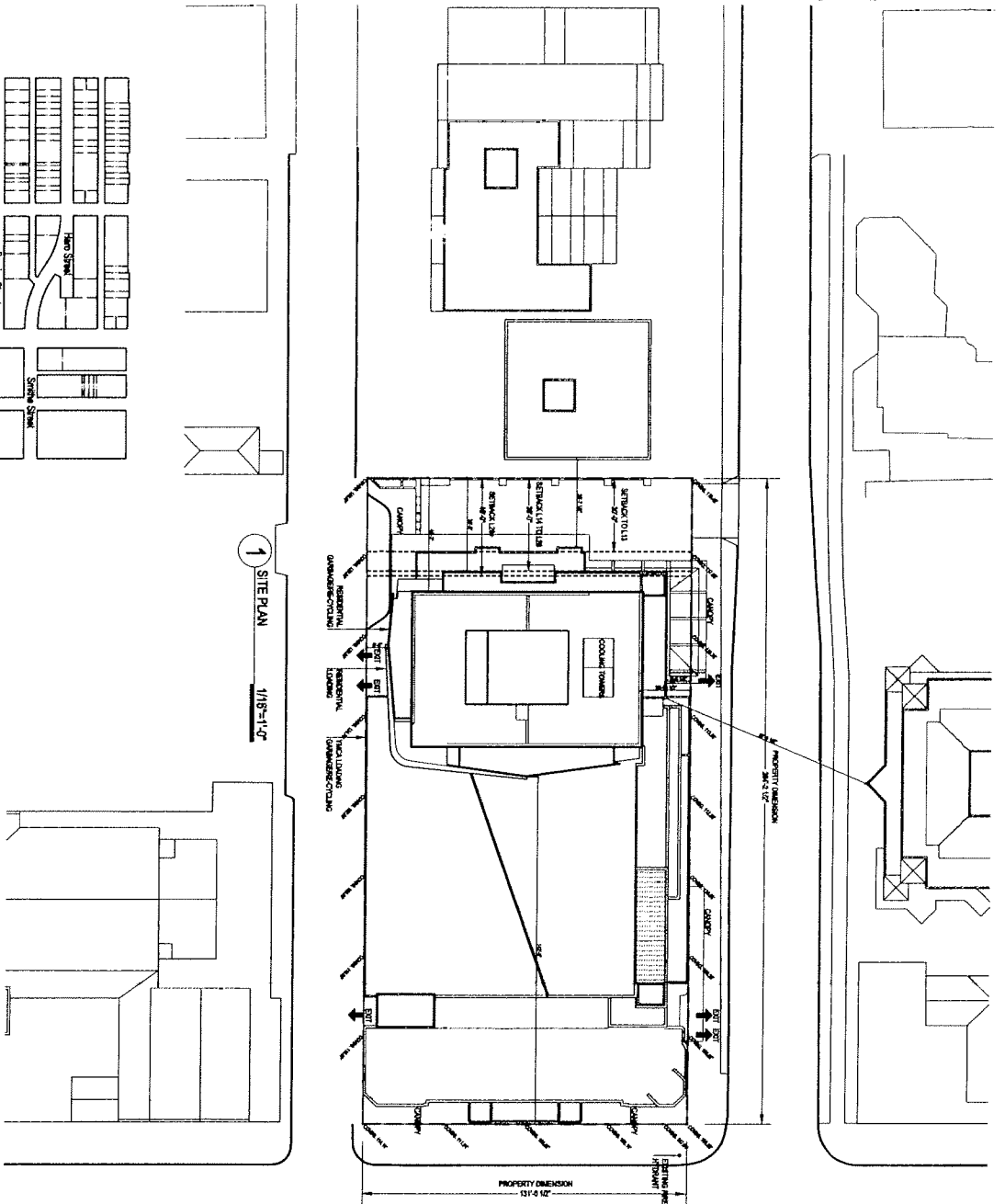
City of Vancouver Planning Department

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Scale: 1:2000

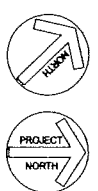


2 LOCATION PLAN 1:2500



1 SITE PLAN 1/8"=1'-0"

**Legal Description:**  
 Parcel Identifier: 026-448-491  
 Parcel A Block 7 District Lot 185 Group 1 New Westminster District Plan BCP20096

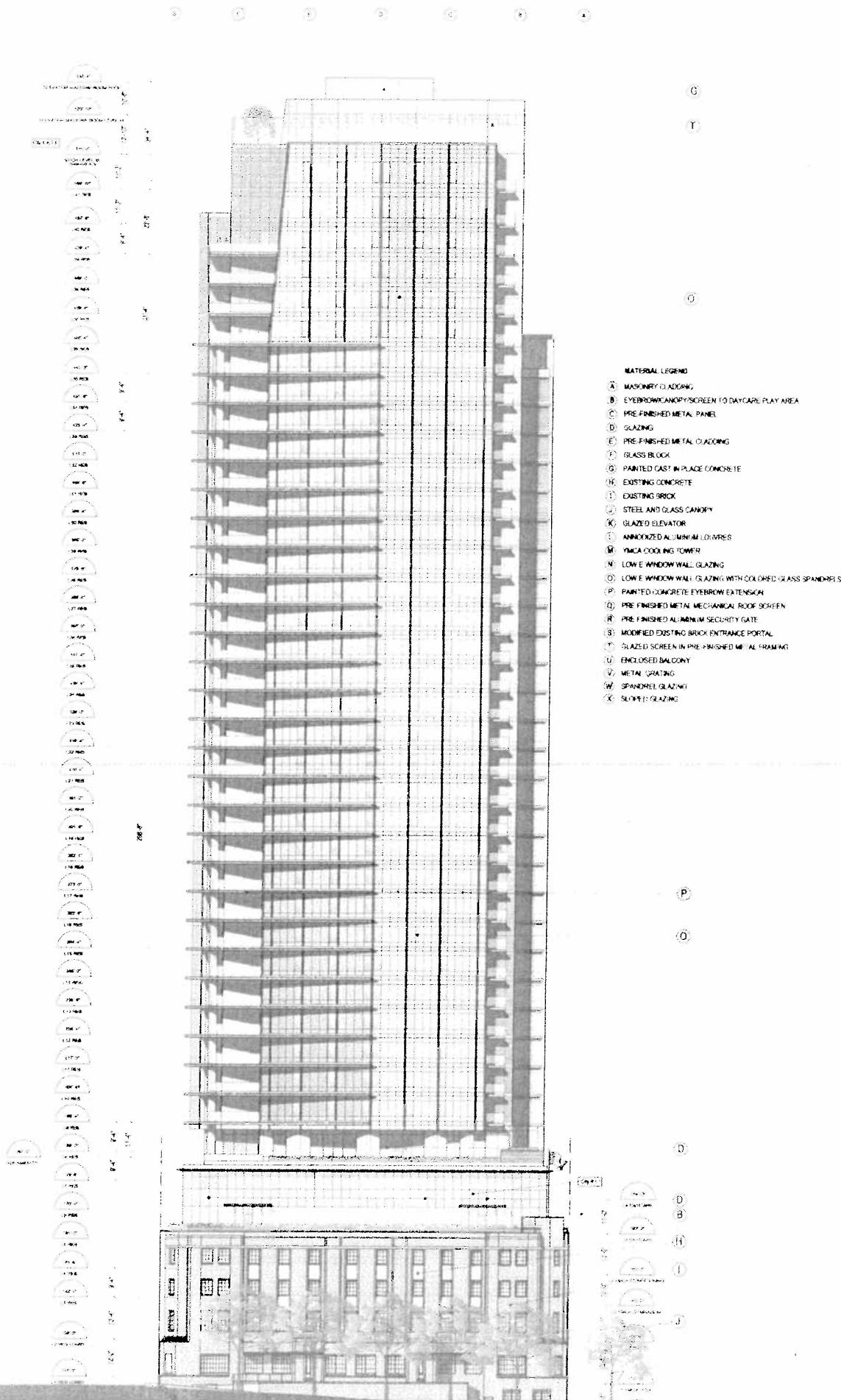


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**DATE** | **BY** | **REVISION**


**PROJECT INFORMATION**

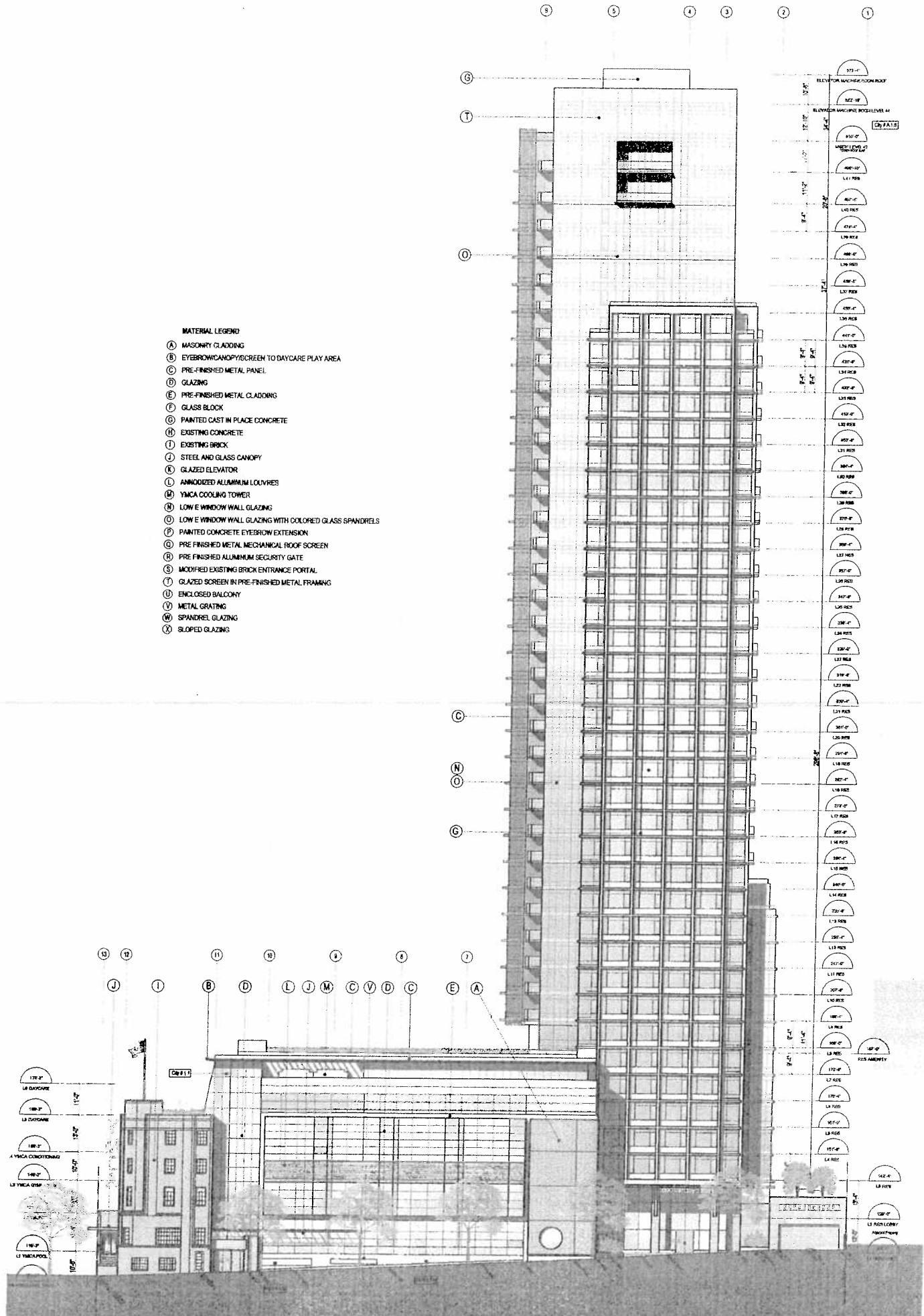
PROJECT: DOWNTOWN VACAY, 865 BURBARD STREET  
 PREPARED BY: ANDALL ATTON  
 CLIENT: [REDACTED]  
 DATE: [REDACTED]

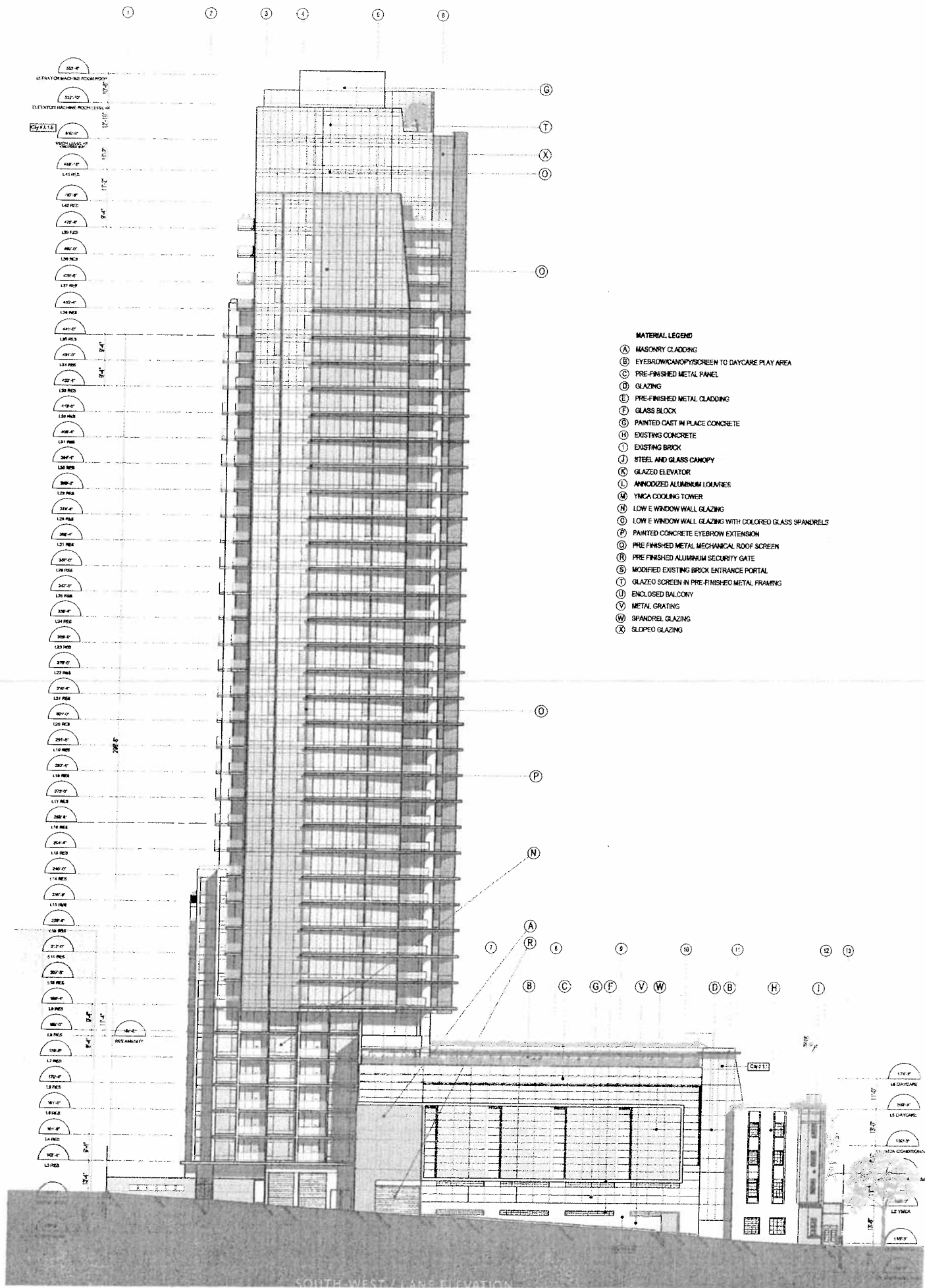


- MATERIAL LEGEND**
- (A) MASONRY CLADDING
  - (B) EYEBROW CANOPY SCREEN TO DAYCARE PLAY AREA
  - (C) PRE-FINISHED METAL PANEL
  - (D) GLAZING
  - (E) PRE-FINISHED METAL CLADDING
  - (F) GLASS BLOCK
  - (G) PAINTED CAST-IN-PLACE CONCRETE
  - (H) EXISTING CONCRETE
  - (I) EXISTING BRICK
  - (J) STEEL AND GLASS CANOPY
  - (K) GLAZED ELEVATOR
  - (L) ANODIZED ALUMINUM LOUVRES
  - (M) YMOA COOLING TOWER
  - (N) LOW-E WINDOW WALL GLAZING
  - (O) LOW-E WINDOW WALL GLAZING WITH COLORED GLASS SPANDRELS
  - (P) PAINTED CONCRETE EYEBROW EXTENSION
  - (Q) PRE-FINISHED METAL MECHANICAL ROOF SCREEN
  - (R) PRE-FINISHED ALUMINUM SECURITY GATE
  - (S) MODIFIED EXISTING BRICK ENTRANCE PORTAL
  - (T) GLAZED SCREEN IN PRE-FINISHED METAL FRAMING
  - (U) ENCLOSED BALCONY
  - (V) METAL GRATING
  - (W) SPANDREL GLAZING
  - (X) SLOPE GLAZING

SOUTH EAST / BURBANK ELEVATION

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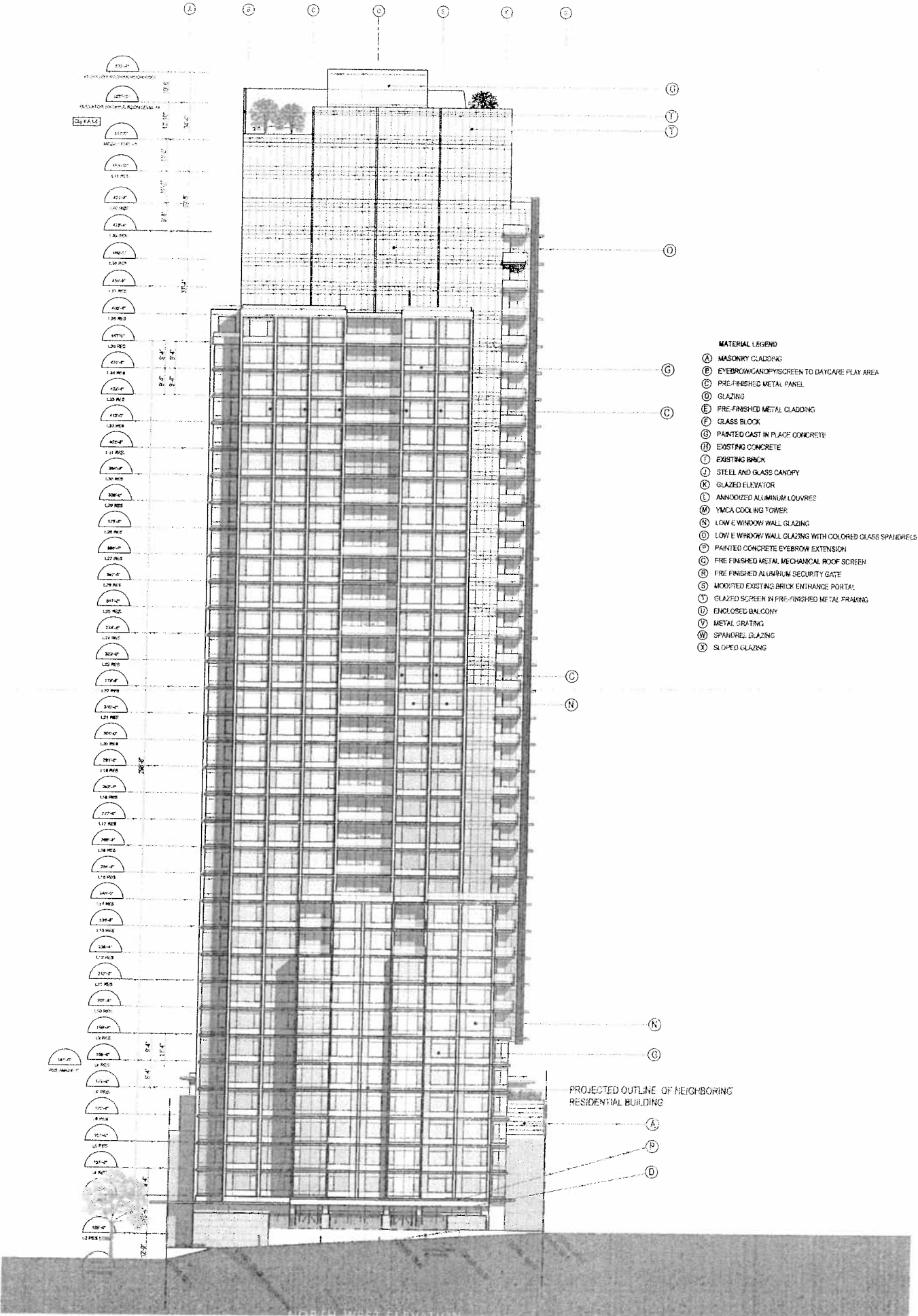




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SOUTH WEST / WANE ELEVATION



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PROJECTED OUTLINE OF NEIGHBORING RESIDENTIAL BUILDING