



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: November 28, 2006
Author: B. Boons
Phone No.: 604.873.7678
RTS No.: 06363
VanRIMS No.: 11-3500-10
Meeting Date: December 12, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1055 Canada Place

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 201 Burrard Street (1055 Canada Place being the application address) be approved generally as illustrated in the Development Application Number DE408490, prepared by Downs/Archambault & Partners Architects and stamped "Received, Community Service Group, Development Services, October 25, 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

Following a Public Hearing, the CD-1 By-law for 201 Burrard Street was enacted on November 26, 1996.

On November 5, 2002, amendments to the CD-1 By-law were approved that allowed a Convention Centre use, and at the same time, Council adopted the Vancouver Convention and Exhibition Centre (VCEC) CD-1 Guidelines - 100 Thurlow Street that detail the urban design objectives and the public realm components for this water-fronting site.

At a subsequent Public Hearing on November 16, 2004, Council approved an application to amend the provisions of the CD-1 By-law to reflect refinements to the design of the proposed Convention Centre expansion. Council also approved in principle the form of development for these lands. Amending By-law No. 9039 was enacted on May 24, 2005.

The site is located on the north side of Canada Place, between Burrard Street and Thurlow 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 DE408490. 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 the Vancouver Convention and Exhibition Centre including an exhibition hall, associated ballrooms and meeting rooms, retail/service area and a major public plaza at the west part of the site .

On April 7, 2005, with Council endorsement that acknowledged the time-sensitive nature of this major project, a joint Development and Building permit (DB419322) was issued to permit piling installations and foundation work to the 3.5 m level, in advance of a full development permit for the new Convention Centre. Similarly, on October 26, 2006, a further joint permit (DB423507) was issued to permit structural work to continue on the project.

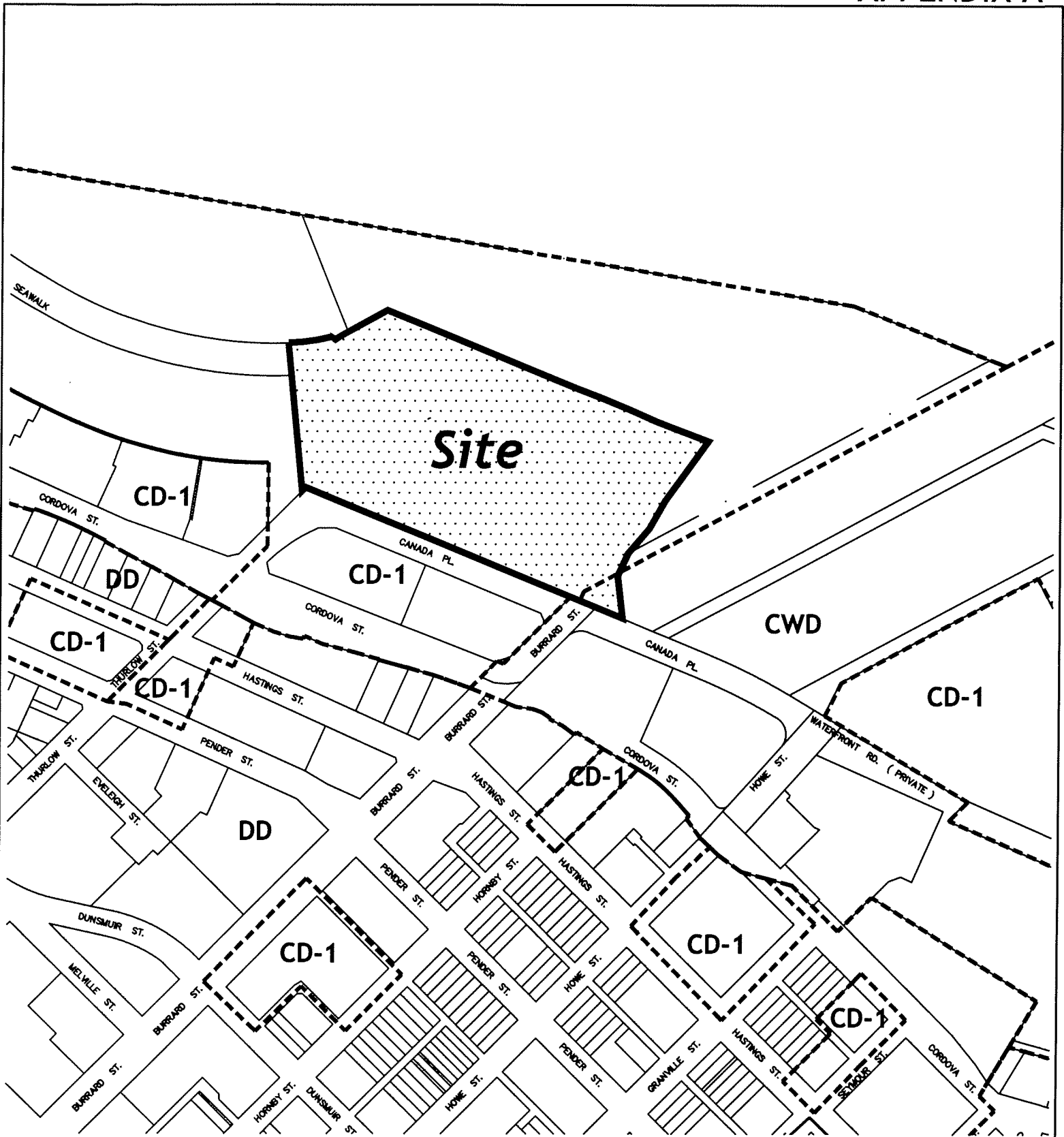
The applicant has submitted a full response to the conditions of approval established by the Development Permit Board and the proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and has been found to respond to the stated objectives.

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 DE408490, 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: 1055 Canada Place DE408490

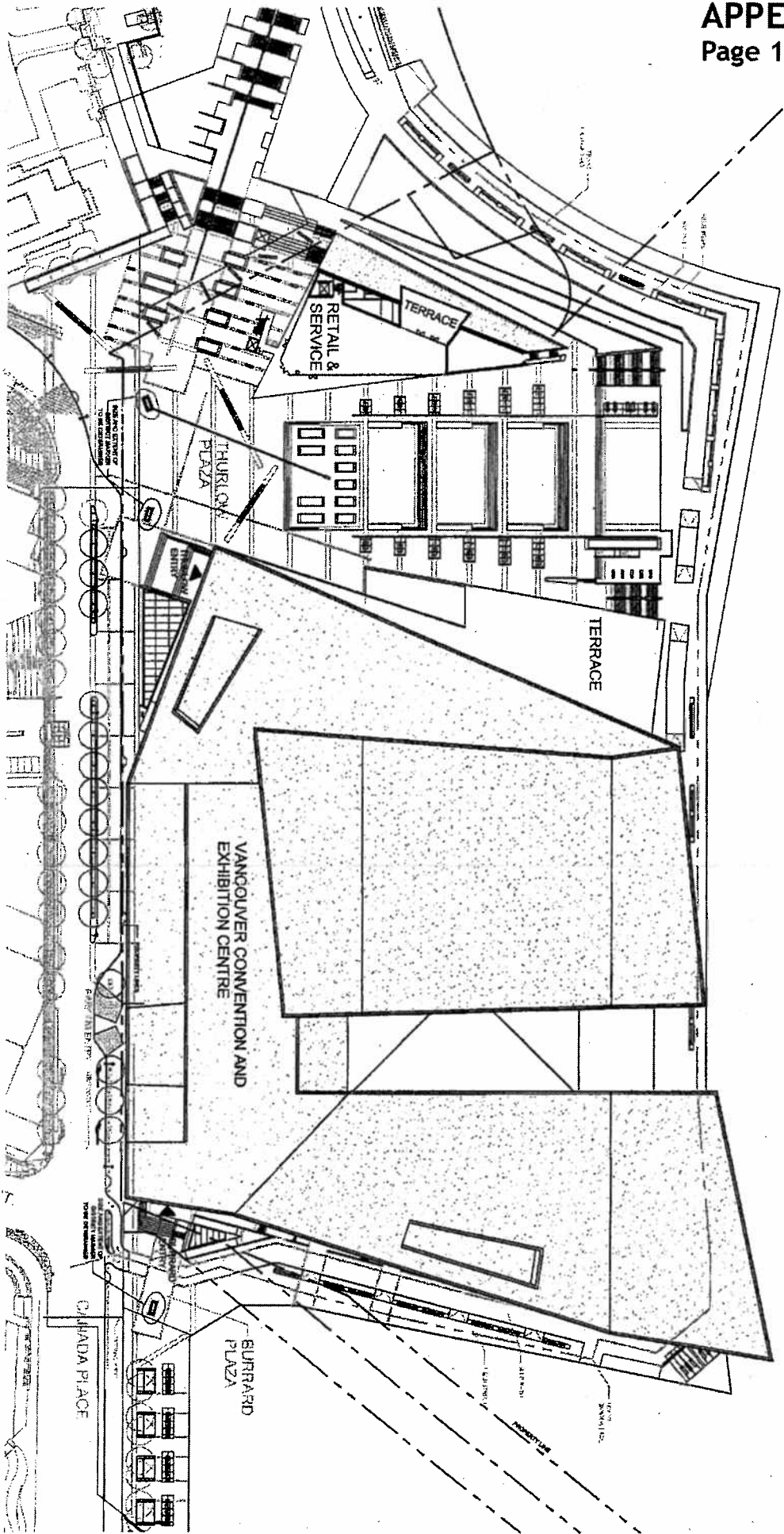
City of Vancouver Planning Department

Date: 2006 October 30

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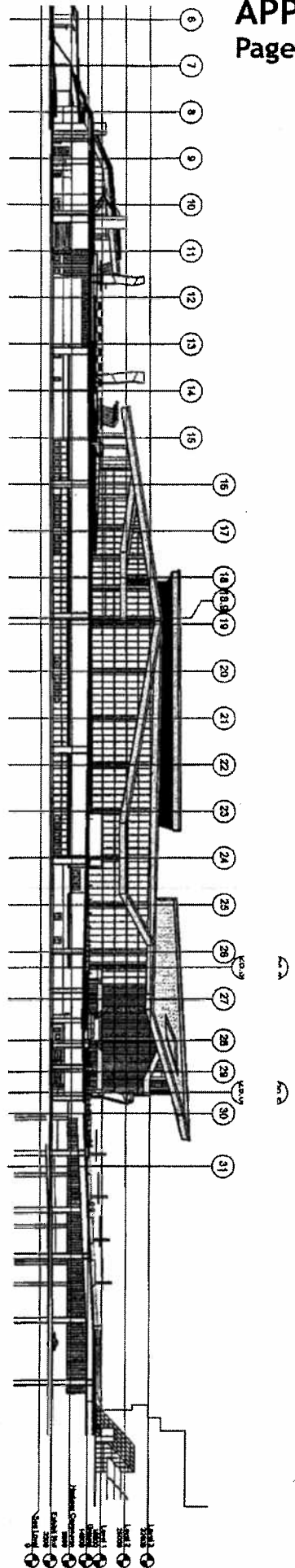
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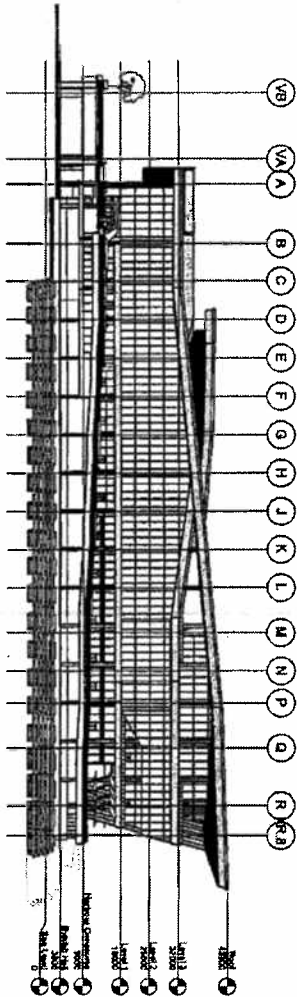


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| DA / MCM + LMN Downs / Archambault & Partners Architects / Planners 200 West Howe Street Vancouver, BC Canada V6C 3K8 Tel: 604 682 2222 Fax: 604 682 2225 www.archambault.com | Hanson Capital Mobility Partnership 180 - The Delta Centre 405 Burrard Street, 204 Vancouver, BC Canada V7X 1A6 Tel: 604 697 2000 Fax: 604 697 7777 | LMN Architects 80 Avenue America Suite 601 Seattle Washington 98101 Tel: 206 342 2400 Fax: 206 342 2300 | Vancouver Convention Centre Expansion Project Vancouver, BC | | SHEET TITLE SUPPLEMENTAL DRAWING SHEET 0.1 PLAN LEVELS 14200 & 16500 |
| | | | Drawing Date Scale Drawn Ref. Dwg. | OCTOBER 25, 2006 NTS PY Sheet No | |

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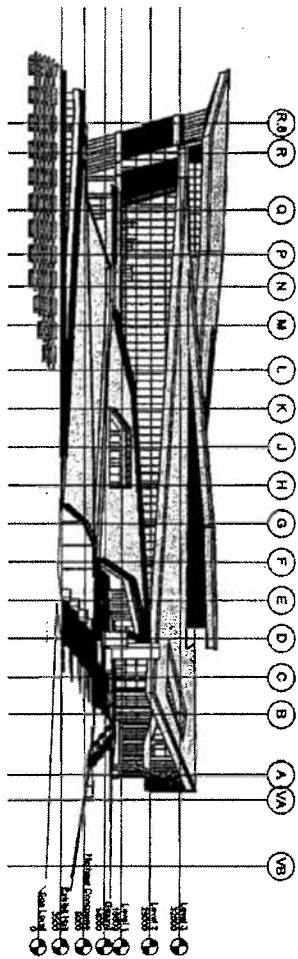
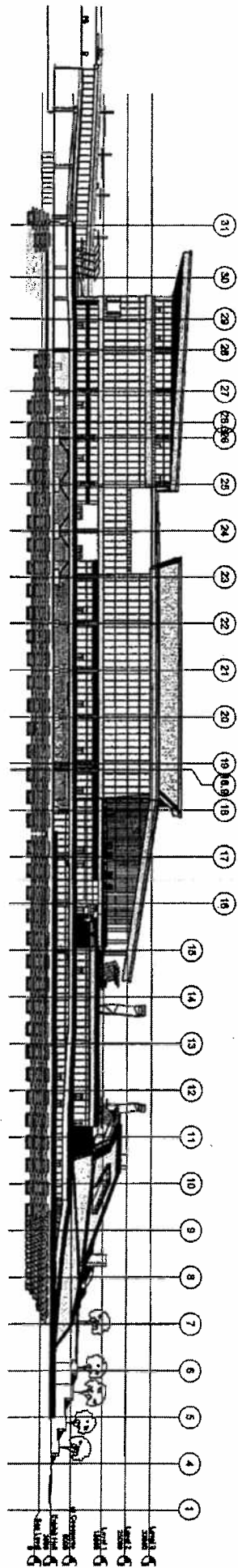
1 SOUTH ELEVATION
Scale: NTS



2 EAST ELEVATION
Scale: NTS

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| <p>Vancouver Convention Centre Expansion Project Vancouver, BC</p> | | | | | |
| <p>SHEET TITLE SUPPLEMENTAL DRAWING SHEET 0.21 SOUTH & EAST ELEVATION</p> | | | | | |
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