



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: November 28, 2006
Author: B. Boons
Phone No.: 604.873.7678
RTS No.: 06407
VanRIMS No.: 11-3500-10
Meeting Date: December 12, 2006

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Form of Development: 1762 Davie Street

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 1762 Davie Street be approved generally as illustrated in the Development Application Number DE410421, prepared by Durante Kreuk Ltd. and stamped "Received, Community Service Group, Development Services, October 24, 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 7, 1997, City Council approved a rezoning of this site from C5 to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law Number 7820 was enacted on November 18, 1997.

The site is located on the south side of Davie Street, between Denman and Bidwell Streets, in a mixed-use residential and commercial area. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE410421. 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 seven-storey mixed-use building with retail on the ground floor and six storeys of residential above.

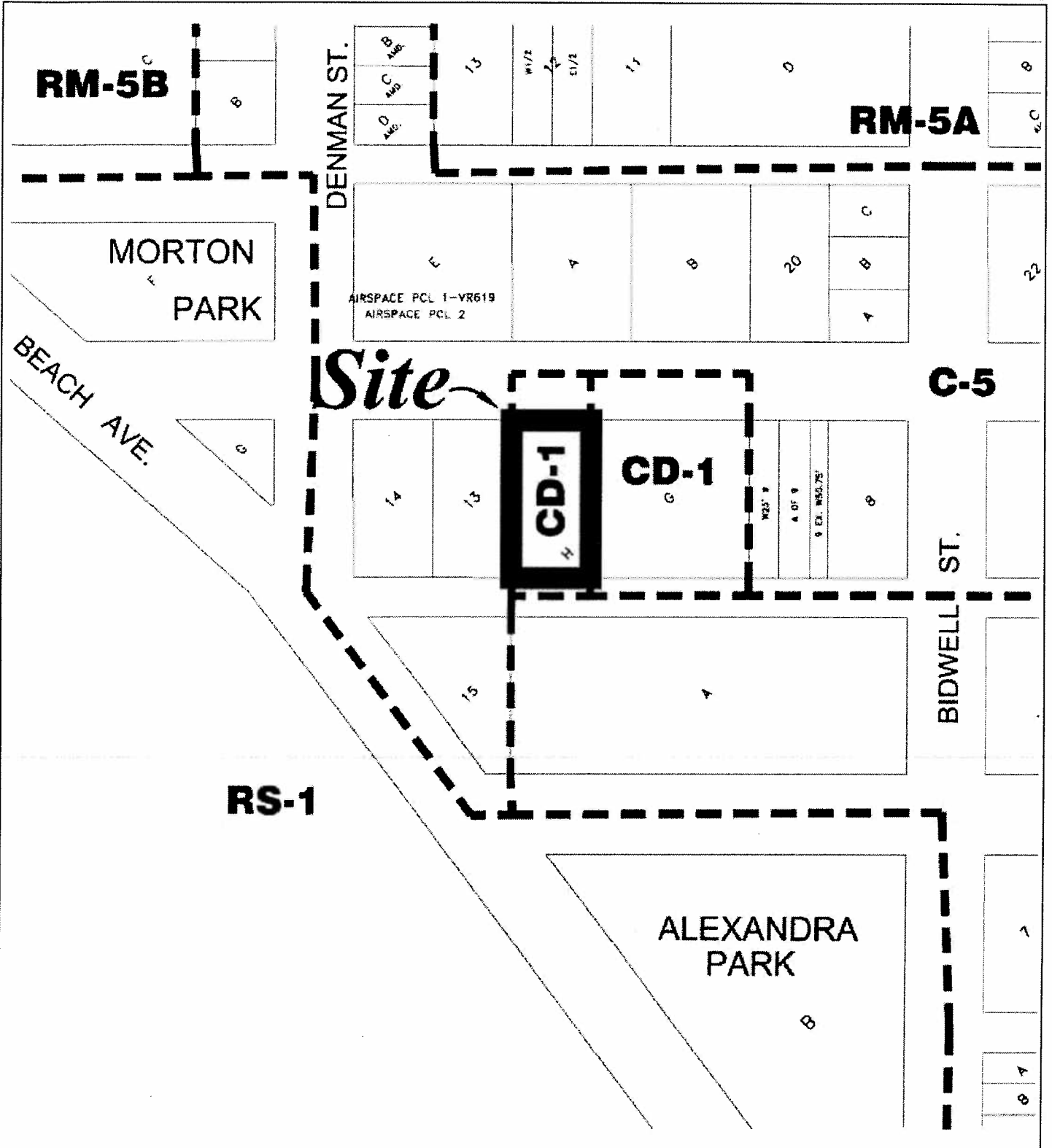
The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives. At a Public Hearing later today, Council will be considering a proposed amendment to the current CD-1 By-law. The current proposal is not dependent upon this amendment and can be built to comply to the existing provisions of the By-law.

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 DE410421, 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

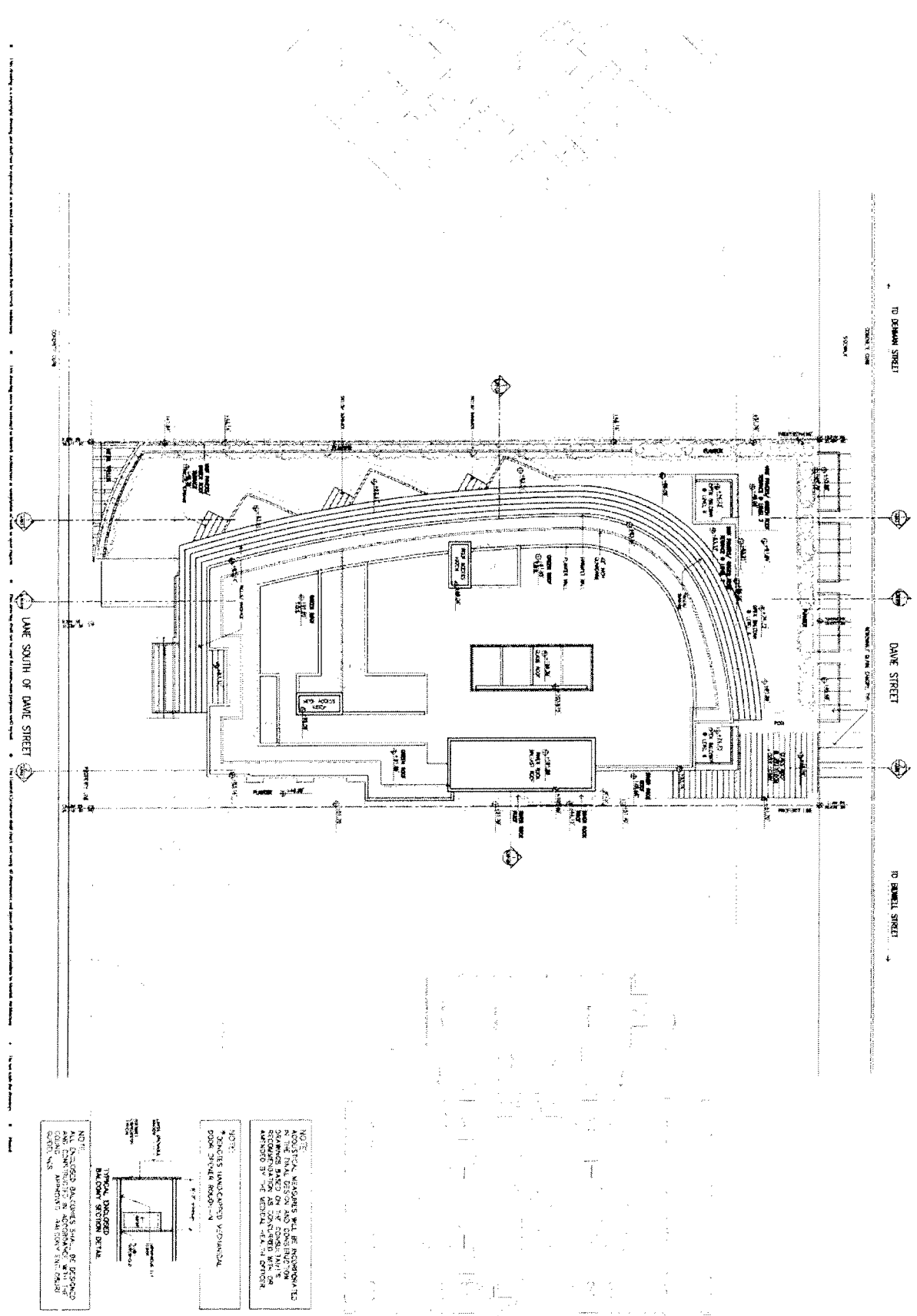


Site: 1762 Davie St
City of Vancouver Planning Department

Date: 2006 November 23

Scale: NTS





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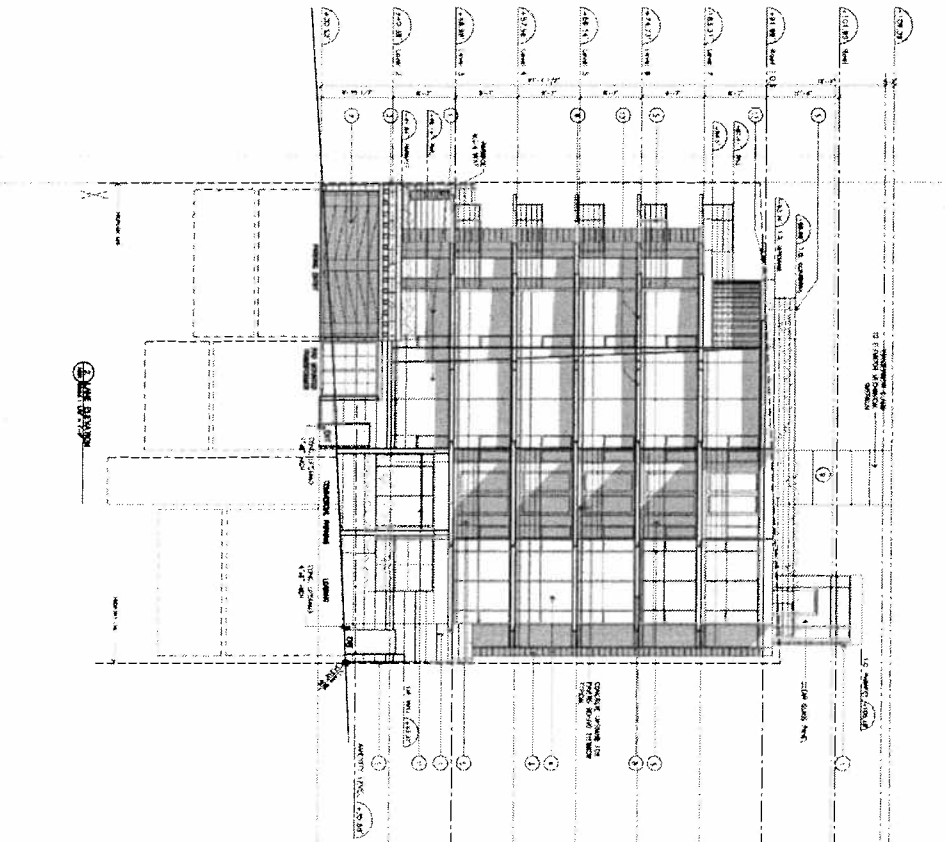
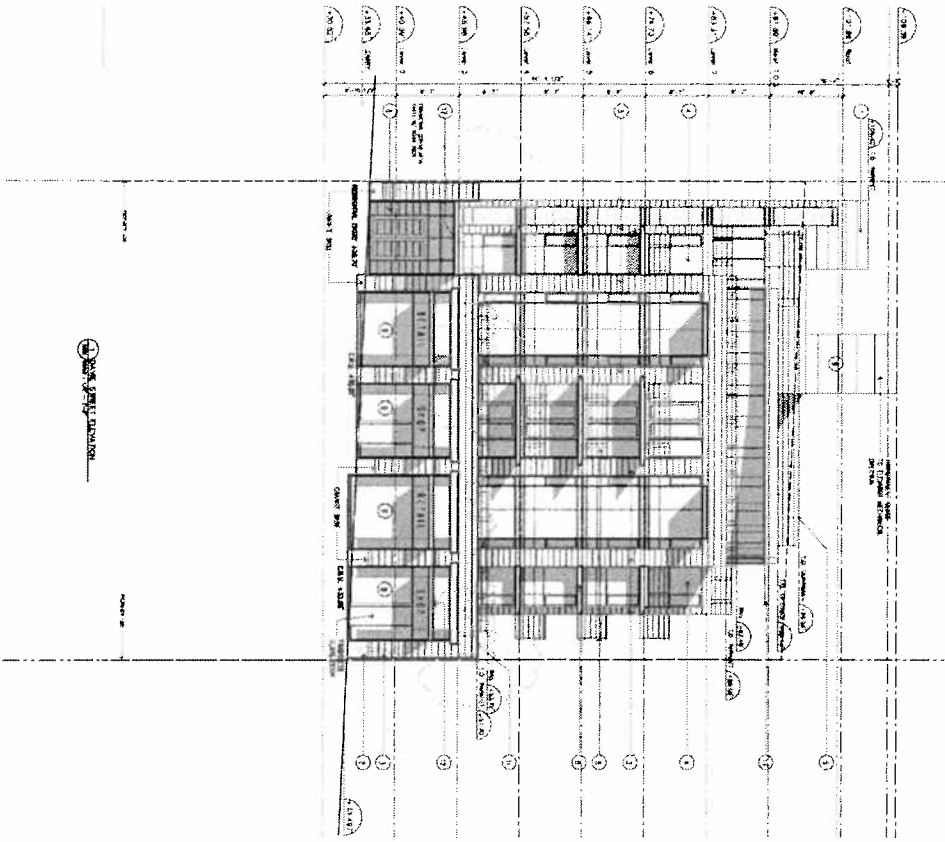
1762 Davie Street
 VANOVAN B.C.

Project: 1762 Davie Street

Drawn by: CHL
 CKE/ML
 Project Number: 137-11-07
 Revision: Final

Scale: 1/8" = 1'-0"

Sheet: A110DP



- MATERIALS LEGEND**
- ① STRUCTURAL CONCRETE
 - ② CONCRETE
 - ③ BRICK
 - ④ CERAMIC TILE SYSTEM
 - ⑤ GLASS AND METAL CURTAIN WALL
 - ⑥ GRANULAR MEDIA SCREEN
 - ⑦ EXPANDED METALLIC CONCRETE EXTENSION
 - ⑧ NON-METALLIC GLASS WINDOW
 - ⑨ METALLIC WINDOW
 - ⑩ GLASS AND METAL CANOPY
- GENERAL NOTES**
- ① PERMANENT FORMS BETWEEN CORNER AND
 - ② RESIDENTIAL TYPE USE NOTES ON PLANS
 - ③ NON-COMBUSTIBLE BARRIER IN ACCORD TO THUNDERBOLTS

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Project Information

Project: 1762 Davic Street
Location: Vancouver, B.C.

Client Information

Client: [Name Redacted]
Address: [Address Redacted]

Design Team

Architect: Merrick Architecture
Structural Engineer: [Name Redacted]
Mechanical Engineer: [Name Redacted]
Electrical Engineer: [Name Redacted]

Project Schedule

Design Start: [Date Redacted]
Construction Start: [Date Redacted]
Construction End: [Date Redacted]

Document Information

Document Title: [Title Redacted]
Revision: [Revision Redacted]

Scale

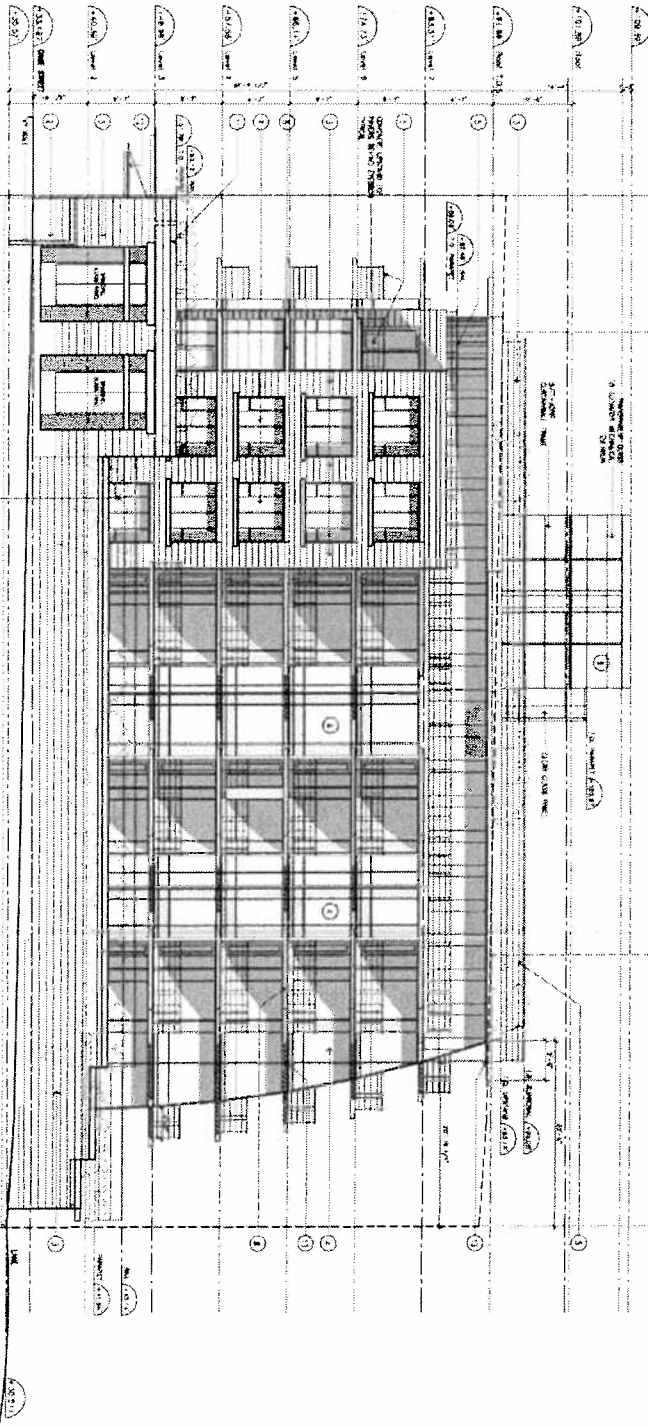
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Notes

1. See notes on plans.

2. See notes on specifications.

AZ01DP



- MATERIAL LEGEND**
- 1. ARCHITECTURAL CONCRETE
 - 2. GRANITE
 - 3. DYNAMIC PANEL SYSTEM
 - 4. WINDOW WALL
 - 5. MASONRY
 - 6. CORNER METAL CLAMBER
 - 7. ORNAMENTAL METAL SCREEN
 - 8. EXPANDED ARCHITECTURAL CONCRETE OVERBROW
 - 9. CORRUGATED METAL PANEL
 - 10. CORRUGATED METAL SHEET
 - 11. FLUSH AND METAL CANOPY
 - 12. METAL PANEL SYSTEM
- GENERAL NOTES**
- 1. MINIMUM 8" CONCRETE BETWEEN CORNER AND WINDOW WALL
 - 2. RESIDENTIAL, TYP. SEE NOTE ON PLAN
 - 3. NON-COMBUSTIBLE BARRIEN ROOF TO TRANSFORMER

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Key Plan

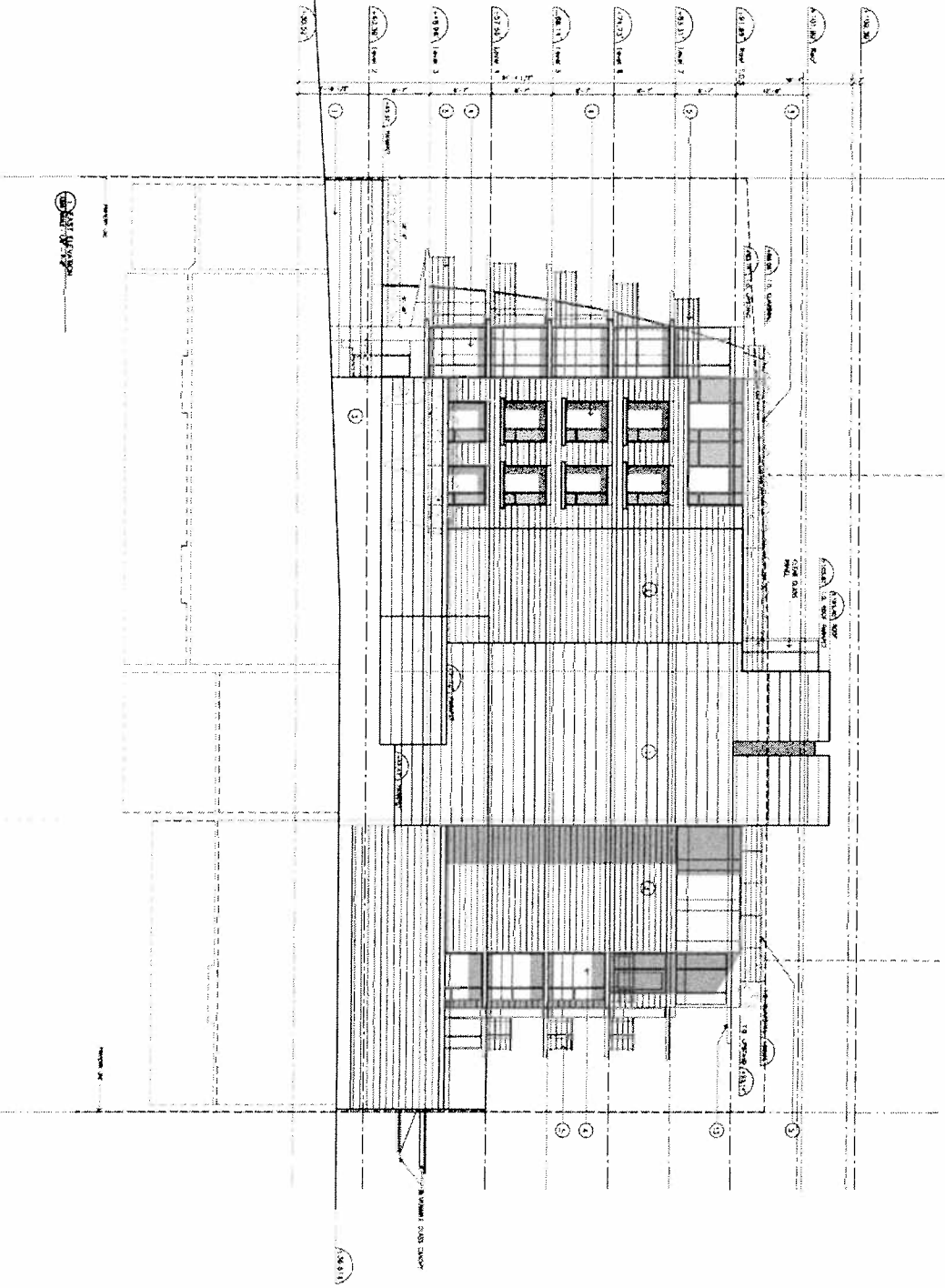
Revisions	Date
No. Description	

Date	Issue Date
October 20, 2005	Issue 3, 2005
Project	Project Name
1762 Davie Street	Vancouver, B.C.

Project
1762 Davie Street
Vancouver, B.C.

Drawn By	Checked
HC	CB
Project Number	Scale
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Revision	Sheet Number
	A202DP

1. This drawing is prepared for the use of the contractor in accordance with the specifications and contract documents. It is not to be used for any other purpose without the written consent of Merrick Architecture.



- MATERIALS LEGEND**
- ① PAVED ARCHITECTURAL CONCRETE
 - ② BRICK
 - ③ STAINLESS STEEL BRISTLES
 - ④ WINDOW WALL
 - ⑤ GLASS AND METAL GLAZING
 - ⑥ CONCRETE METAL SCREEN
 - ⑦ EXPANDED ARCHITECTURAL CONCRETE FIBERWORK
 - ⑧ PERFORATION GLASS WINDOW
 - ⑨ PERFORATION METAL LOUVER
 - ⑩ GLASS AND METAL CANOPY
 - ⑪ METAL SHAWNEE
- GENERAL NOTES**
- ① MINIMUM 1" CONCRETE BETWEEN COAM AND METAL
 - ② MINIMUM 1" CONCRETE BETWEEN COAM AND METAL
 - ③ NON-COMBUSTIBLE BARRIER HOOP TO TRANSOMER

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Project: **1762 Davie Street**
 Location: **VANOWEN, N.C.**

Client: **1762 Davie Street**

Architect: **MERRICK ARCHITECTURE**

Project Number: **A203DP**

Scale: **1/8" = 1'-0"**

Revision: **Sheet Number**

Drawn By: **Checked**

MC: **CB**

Project Number: **Scale**

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Revision: **Sheet Number**

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