



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: January 26, 2007
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VanRIMS No.: 11-3500-10
Meeting Date: February 13, 2007

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Form of Development: 4575 Clancy Loranger Way
DE410676, CD-1 By-law No. 9230

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as Hillcrest Park and Nat Bailey Stadium Park (4575 Clancy Loranger Way being the application address) be approved generally as illustrated in the Development Application Number DE410676, prepared by Hughes Condon Marler Architects and stamped "Received, Community Service Group, Development Services, December 22, 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

At a Public Hearing concluding on January 31, 2006, City Council approved a rezoning of this park site from Single-Family Dwelling District (RS-1) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 9230 was enacted on the same day.

The site is located immediately north of Queen Elizabeth Park, bounded by Ontario Street to the east, Dinmont Avenue to the west and Peveril Avenue to the north. 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 DE410676. 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 13,934 square metre (149,998 square foot) two-storey recreational facility which includes the Legacy Community Centre and Percy Norman Aquatic Centre along with ancillary surface parking facilities. The building will be used as an Olympic Curling venue in the upcoming 2010 Winter Games.

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

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

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Development Permit Board has approved Development Application Number DE410676, 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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