



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: February 13, 2007
Author: S. Hearn
Phone No.: 604.871.6476
RTS No.: 06564
VanRIMS No.: 11-1200-01
Meeting Date: February 27, 2007

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1895 Venables Street (Vancouver East Cultural Centre)

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 1885-1895 Venables Street (1895 Venables Street being the application address) be approved generally as illustrated in the Development Application Number DE410267, prepared by Procenium Architecture and Interiors Incorporated stamped "Received, Community Services Group, Development Services, December 20, 2006, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

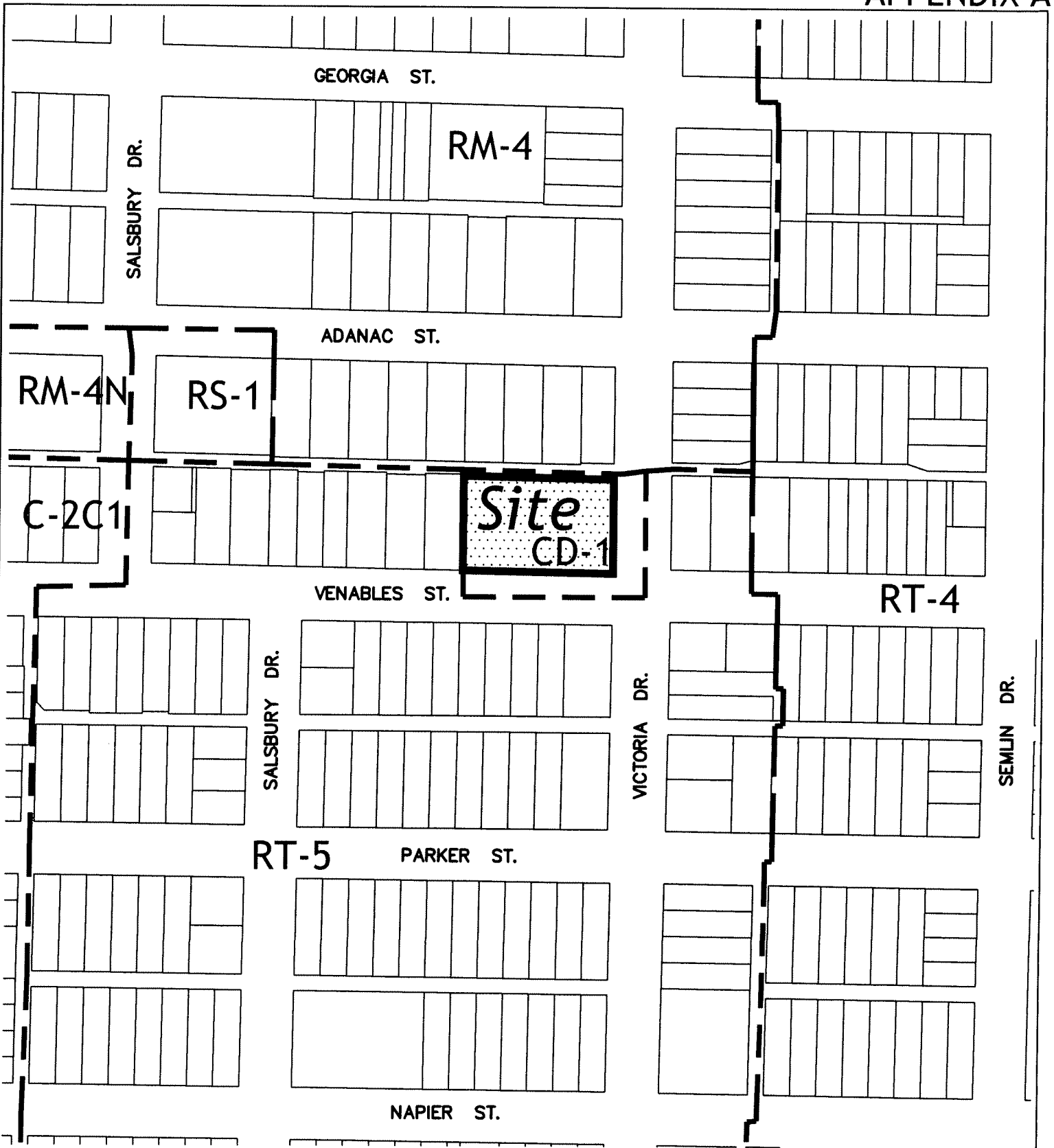
The General Manager of Community Services RECOMMENDS approval of the foregoing.

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.



--- ZONING BOUNDARY



Site: 1895 Venables Avenue, DE 410267
City of Vancouver Planning Department

Date: 2007 February 12
Drawn: TM
Scale: 1:2000

PROSCENIUM

ARCHITECTURE + INTERIORS INC.
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 2Y6
 TEL: 604-681-1111
 WWW.PROSCENIUM.VAN.CA

MATERIAL LEGEND

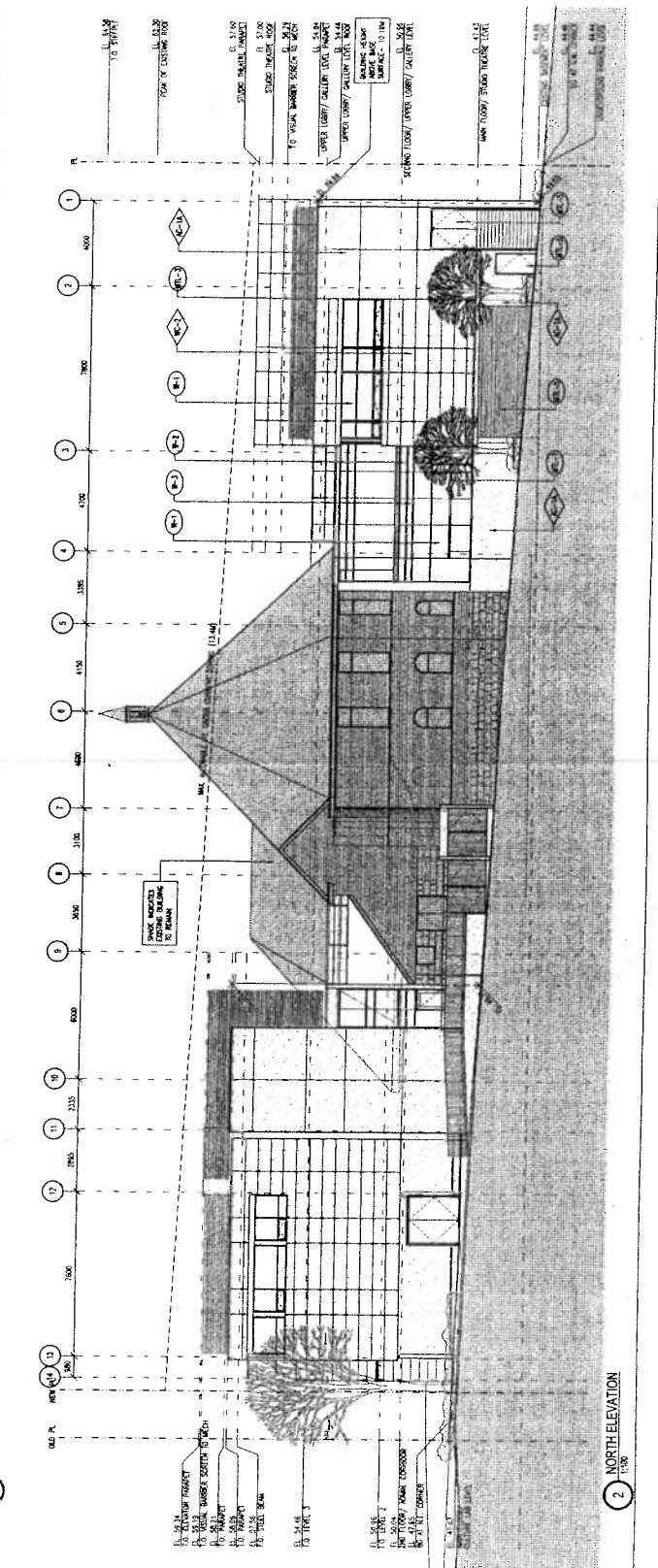
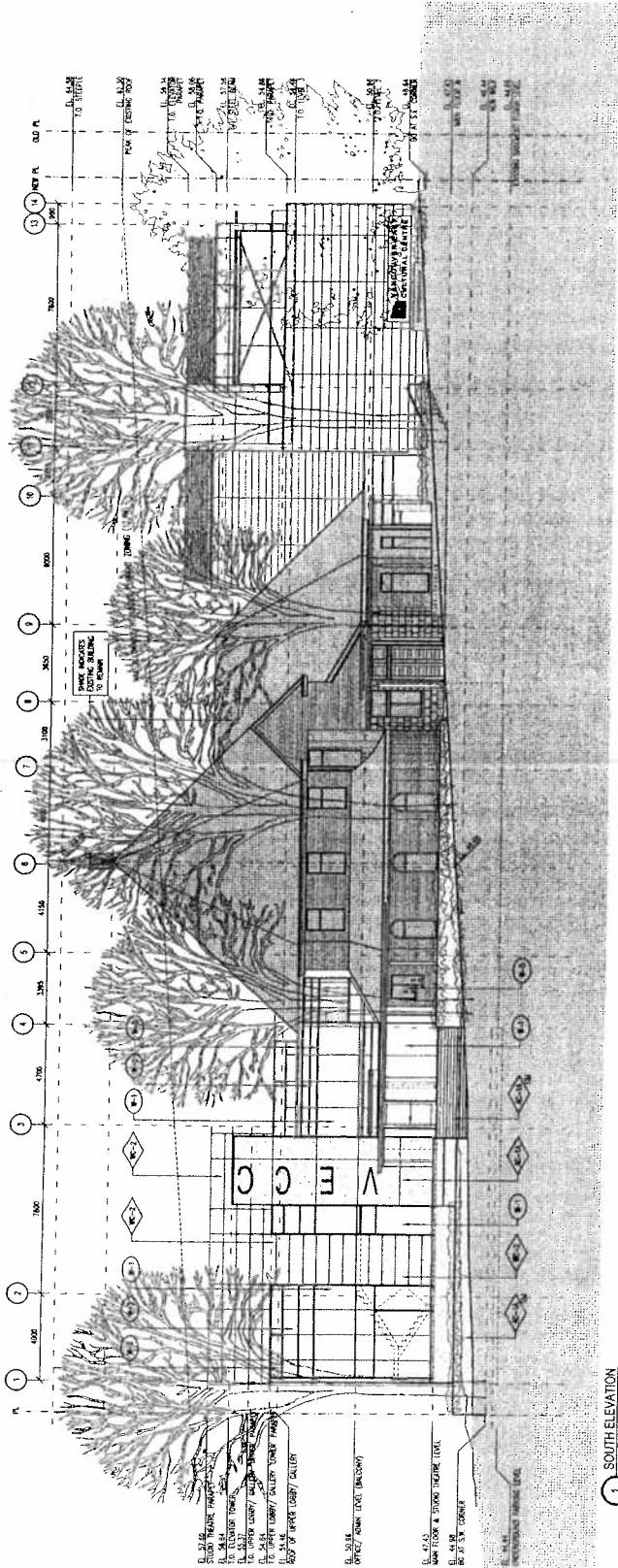
1	PAVING
2	CONCRETE
3	BRICK
4	WOOD
5	GLASS
6	STEEL
7	ROOFING
8	LANDSCAPE
9	MECHANICAL
10	ELECTRICAL
11	PLUMBING
12	MECHANICAL/ELECTRICAL/PLUMBING
13	MECHANICAL/ELECTRICAL/PLUMBING
14	MECHANICAL/ELECTRICAL/PLUMBING
15	MECHANICAL/ELECTRICAL/PLUMBING
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27	MECHANICAL/ELECTRICAL/PLUMBING
28	MECHANICAL/ELECTRICAL/PLUMBING
29	MECHANICAL/ELECTRICAL/PLUMBING
30	MECHANICAL/ELECTRICAL/PLUMBING



STRUCTURAL CONSULTANT
 READ JONES CHRISTOFFERSEN
STATISTICAL CONSULTING
 SCHEMKE/BAMOL ENGINEERING
 JAMES BUSH AND ASSOCIATES
MECHANICAL CONSULTANT
 DOUGLAS WELCH DESIGN
ELECTRICAL CONSULTANT
 DMG LANDSCAPE ARCHITECTS
MECHANICAL/ELECTRICAL/PLUMBING CONSULTANT
 LADD BUILDING CODE CONSULTANTS

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15
2	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15
3	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15
4	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15
5	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15
6	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15
7	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15
8	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15
9	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15
10	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15
11	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15
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29	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15
30	ISSUED FOR PERMIT APPLICATION	PA	2016.12.15

PROJECT		VANCOUVER EAST CULTURAL CENTRE
DATE		01-16
DRAWING NO.		A310 ELEVATIONS
SCALE	DATE	ISSUED BY
1:100		PA
		CHK
		APP
		INC



SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on October 21, 2004, City Council approved a rezoning of this site from RT-5 Multiple Conversion Dwelling District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law No. 9113 was enacted on September 20, 2005.

The site is located on the northeast corner of Venables Street and Victoria Drive, two blocks east of Commercial Drive. 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 DE410267. This approval is 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 rehabilitation of the Vancouver East Cultural Centre including construction of two additions, one to the east and one to the west side of the existing centre. The additions will provide additional rehearsal and theatre spaces along with some of the parking facilities. The site will accommodate twenty-six (26) vehicles.

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 Director of Planning has approved Development Application Number DE410267, 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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