



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: May 29, 2007
Author: Bill Boons
Phone No.: 604.873.7678
RTS No.: 06782
VanRIMS No.: 11-1200-01
Meeting Date: June 12, 2007

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 199 West 1st Avenue (Olympic Village - Parcel 2)

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as the Olympic Village site (199 West 1st Avenue being the application address) be approved generally as illustrated in the Development Application Number DE410840, prepared by GBL Architects Group Inc and stamped "Received, Community Services Group, Development Services, April 17, 2007", 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

An Official Development Plan for South East False Creek (SEFC) was adopted by Council on July 19, 2005.

At a Public Hearing on October 17, 2006, City Council approved a rezoning of this site from Industrial District (M-2) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 9454 was enacted on April 17, 2007.

The Olympic Village site is located on the north side of West 1st Avenue, generally between Columbia Street on the west and Ontario Street on the east. 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 DE410840. 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 Olympic Village site is comprised of six (6) sub-areas and this application involves the construction of two (2) multiple dwellings on Parcel 2 in sub-area 5. A 13-storey (127 units) market residential building is proposed on the westerly portion and a 5-storey (84 units) non-market residential building on the easterly portion, all over two levels of secured underground parking. The two buildings are separated by a pedestrian mews.

The proposed development has been assessed against the CD-1 By-law and the Official Development Plan 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'.

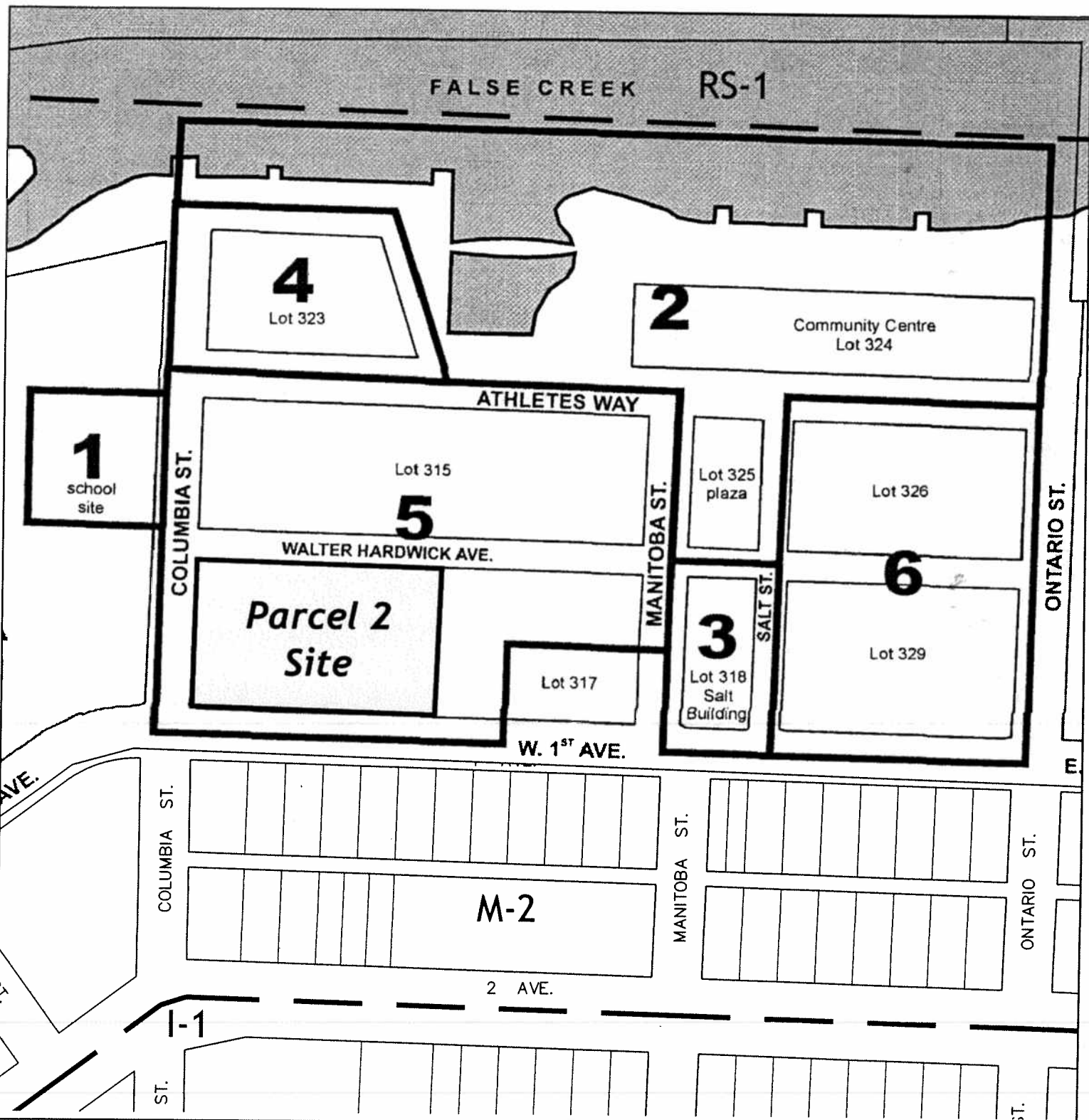
FINANCIAL IMPLICATIONS

There are no financial implications.

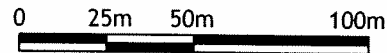
CONCLUSION

The Development Permit Board has approved Development Application Number DE410840, 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

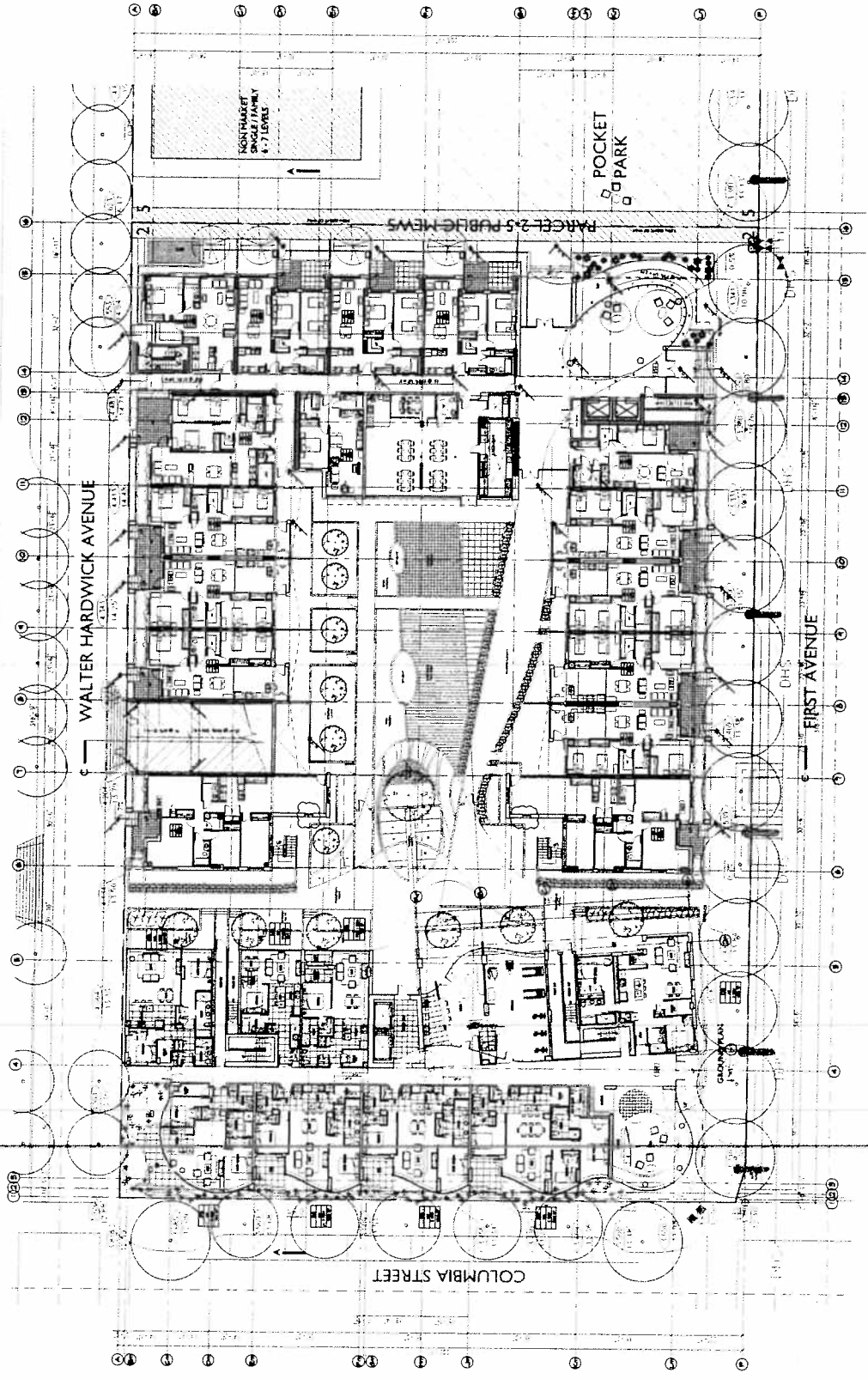


Site: 199 W 1 Avenue
DE 410840
City of Vancouver Planning Department

Date: 2007 May 24
Drawn: TM
Scale: NTS



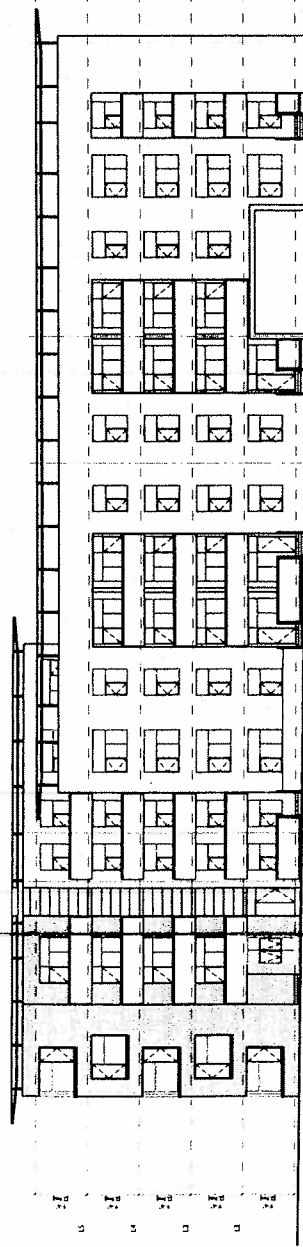
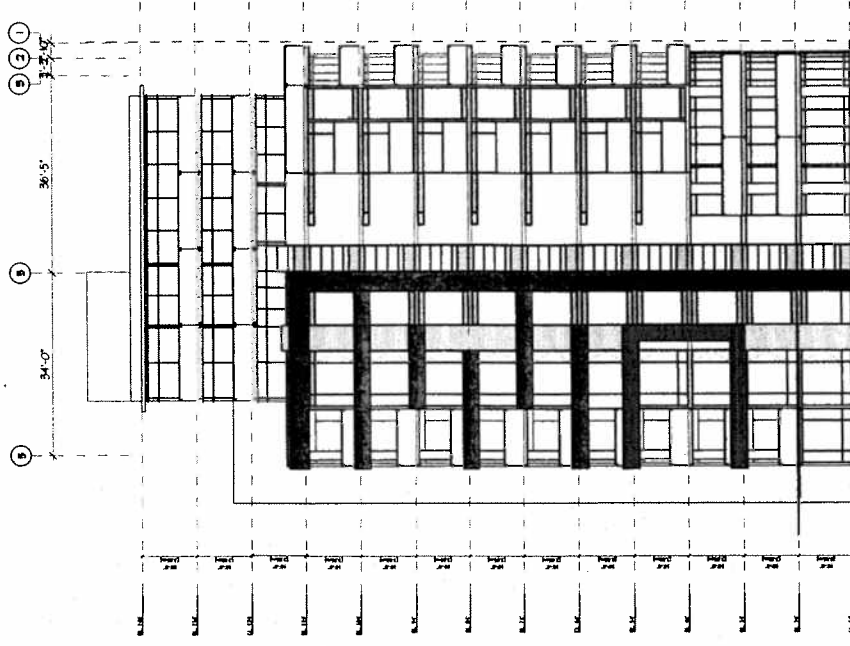
SITE PLAN



North Elevation

NORTH ELEVATION
(WALTER HARDWICK)

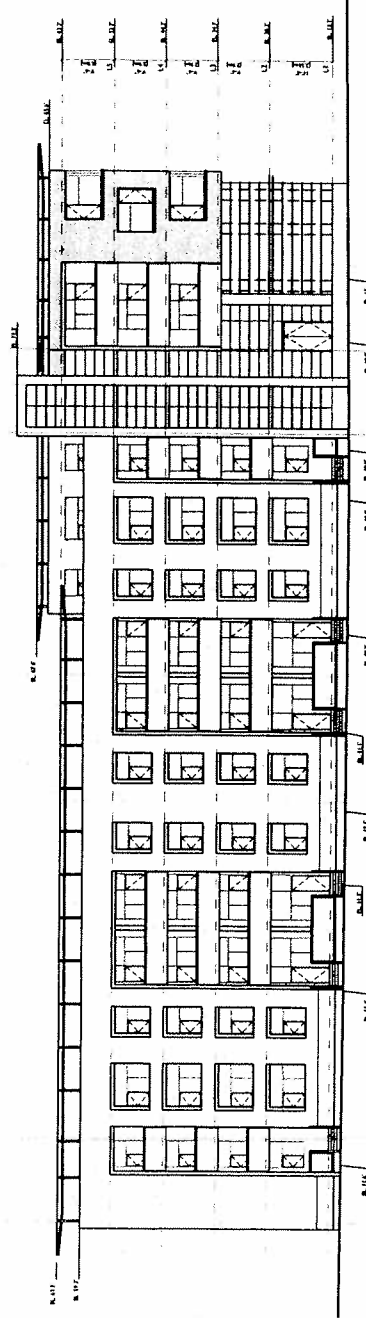
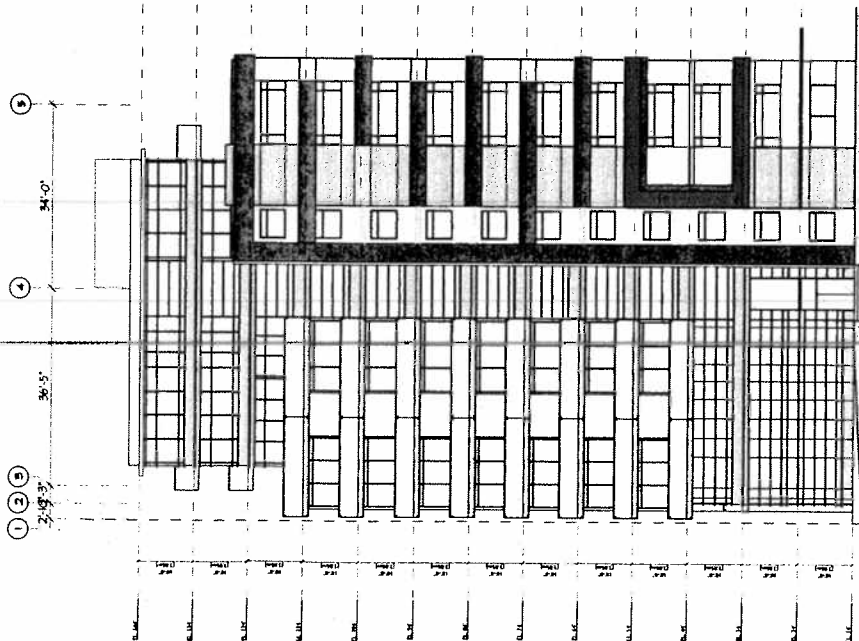
- NON-MARKET MATERIAL LEGEND
- 1 CLADDING SYSTEM
 - 2 FRAME GLAZ WITH PERFORATED PANEL
 - 3 BRICK CLADDING
 - 4 CLEAR GLAZING
 - 5 TINTED GLASS COLOURED BALCONIES
 - 6 GLAZED RAINSCREEN
 - 7 STEEL COLUMN
 - 8 FINISH
 - 9 CONCRETE BAL
 - 10 COLOURED SPANDREL PANEL
 - 11 ARCHITECTURAL CONCRETE FRAME
 - 12 ANODIZED ALUMINIUM FRAME WINDOW
 - 13 ARCHITECTURAL CONCRETE WINDOW
 - 14 LAMINATED GLASS - CANOPY
 - 15 HANDRAIL
 - 16 SHADING DEVICE



South Elevation

SOUTH ELEVATION
2577 PROSPER AVENUE

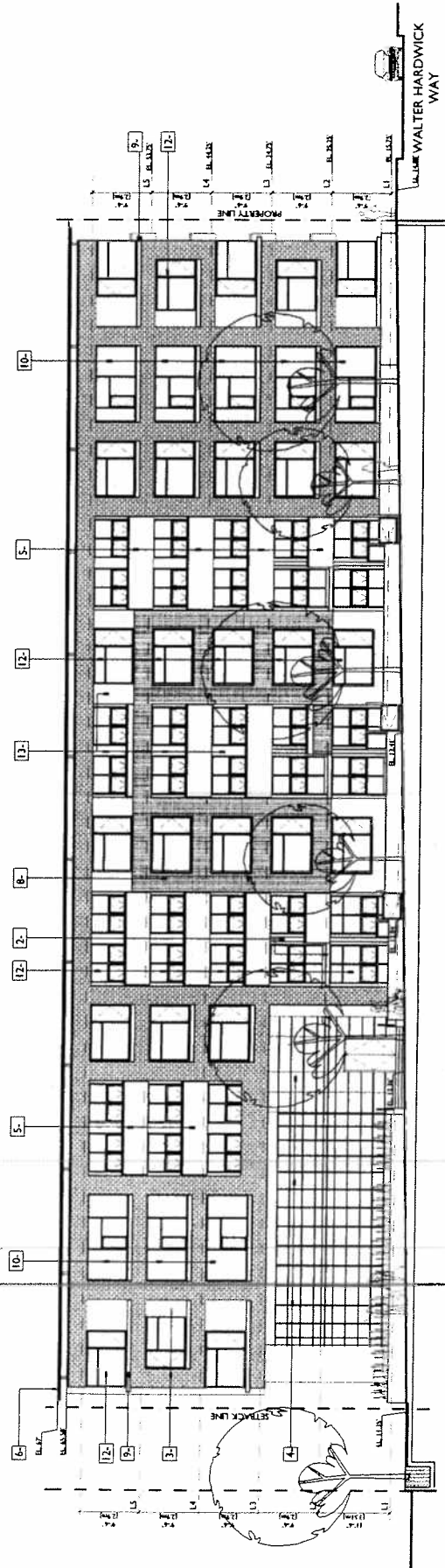
- NON-MARKET MATERIAL LEGEND
- 1 CLADDING SYSTEM
 - 2 FRAME CLAD WITH CERAMITICUS PANEL
 - 3 BRICK CLADDING
 - 4 CLEAR GLAZING
 - 5 TINTED GLASS COLOURED BALCONIES
 - 6 GLAZED RAINSCREEN
 - 7 STEEL COLUMN
 - 8 FINISH
 - 9 CONCRETE BAL
 - 10 COLOURED SPANDREL PANEL
 - 11 ARCHITECTURAL CONCRETE FRAME
 - 12 ANODIZED ALUMINUM FRAME WINDOW
 - 13 ARCHITECTURAL CONCRETE
 - 14 LAMINATED GLASS - CANOPY
 - 15 MATERIAL
 - 16 SHADING DEVICE



East Elevation Non-Market Building

NON-MARKET MATERIAL LEGEND

- 1. CLADDING SYSTEM
- 2. FRAME CLAD WITH CEMENTITIOUS PANEL
- 3. BRICK CLADDING
- 4. CLEAR GLAZING
- 5. FRITTED GLASS COLOURED BALCONIES
- 6. GLAZED RAINSCREEN
- 7. STEEL COLUMN
- 8. PLINTH
- 9. CONCRETE SILL
- 10. COLOURED SPANDREL PANEL
- 11. ARCHITECTURAL CONCRETE FRAME
- 12. ANODIZED ALUMINIUM FRAME WINDOW
- 13. ARCHITECTURAL CONCRETE
- 14. LAMINATED GLASS - CANOPY
- 15. HANDRAIL
- 16. SHADING DEVICE

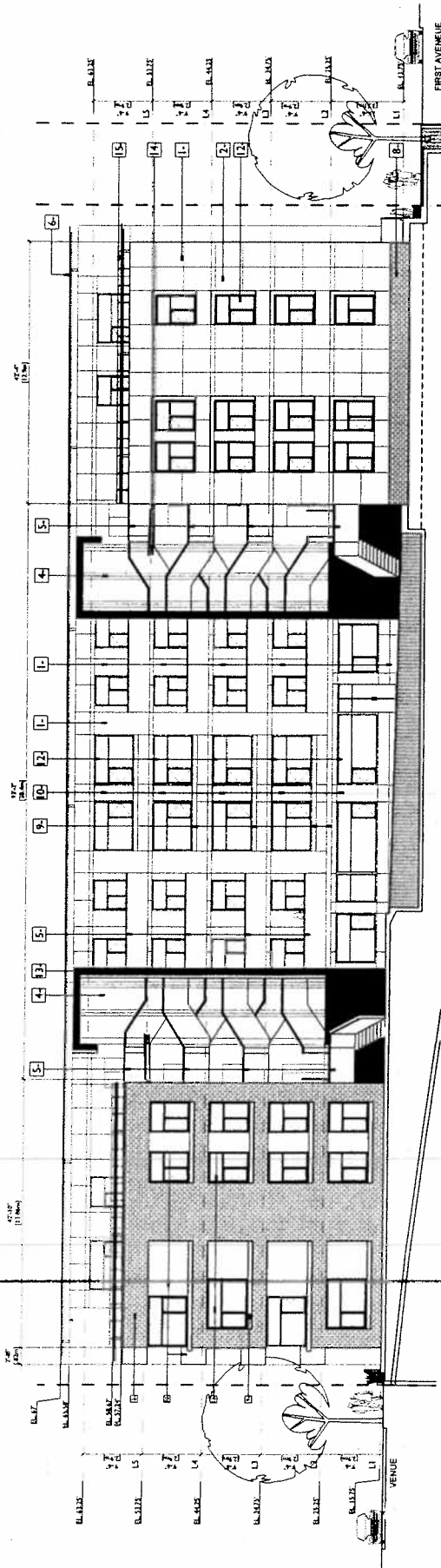


West Elevation Non-Market Building

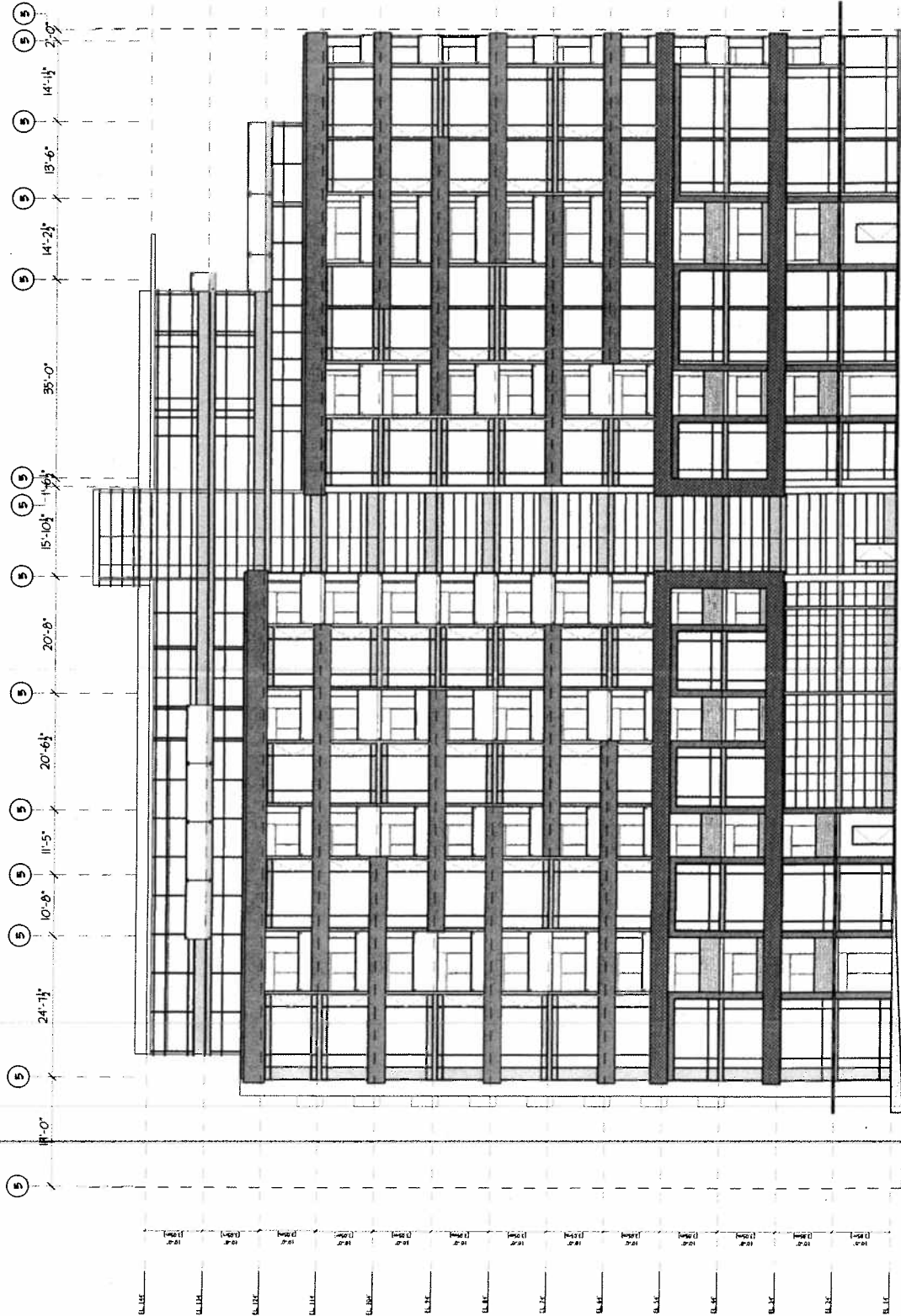
NON-MARKET MATERIAL LEGEND

- 1. CLADDING SYSTEM
- 2. FRAME CLAD WITH CEMENTATIUS PANEL
- 3. BRICK CLADDING
- 4. CLEAR GLAZING
- 5. FRITTED GLASS COLOURED BALCONIES
- 6. GLAZED RAINSCREEN
- 7. STEEL COLUMN
- 8. PLINTH
- 9. CONCRETE BELL
- 10. COLOURED SPANDREL PANEL
- 11. ARCHITECTURAL CONCRETE FRAME
- 12. ANODIZED ALUMINIUM FRAME WINDOW
- 13. ARCHITECTURAL CONCRETE
- 14. LAMINATED GLASS - CANOPY
- 15. HANDRAIL
- 16. SHADING DEVICE

VIEW FROM PARK / PARCEL 5



East Elevation
Market Building



West Elevation
Market Building

