



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: June 26, 2007
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VanRIMS No.: 11-1200-01
Meeting Date: July 10, 2007

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Form of Development: 1600 Columbia Street (Olympic Village - Parcel 3)

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as the Olympic Village site (1600 Columbia Street being the application address) be approved generally as illustrated in the Development Application No. DE410877, prepared by Merrick Architecture and stamped "Received, Community Services Group, Development Services, May 8, 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 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 No. DE410877. 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 three (3) multiple dwelling buildings on Parcel 3 in sub-area 5. The proposal includes two (2) market residential buildings (an eleven-storey building on the westerly portion and a seven-storey building on the northeast portion of the site) having a total of a hundred and twenty-two (122) market units. On the southeast portion of the site is proposed a five-storey modest market building having a total of forty-eight (48) units. All of the buildings are over two levels of underground parking.

The development incorporates green roofs on each of the buildings, with intensive accessible green roofs on the upper terrace roof levels, and inaccessible extensive green roofs on the uppermost roof levels of each building.

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.

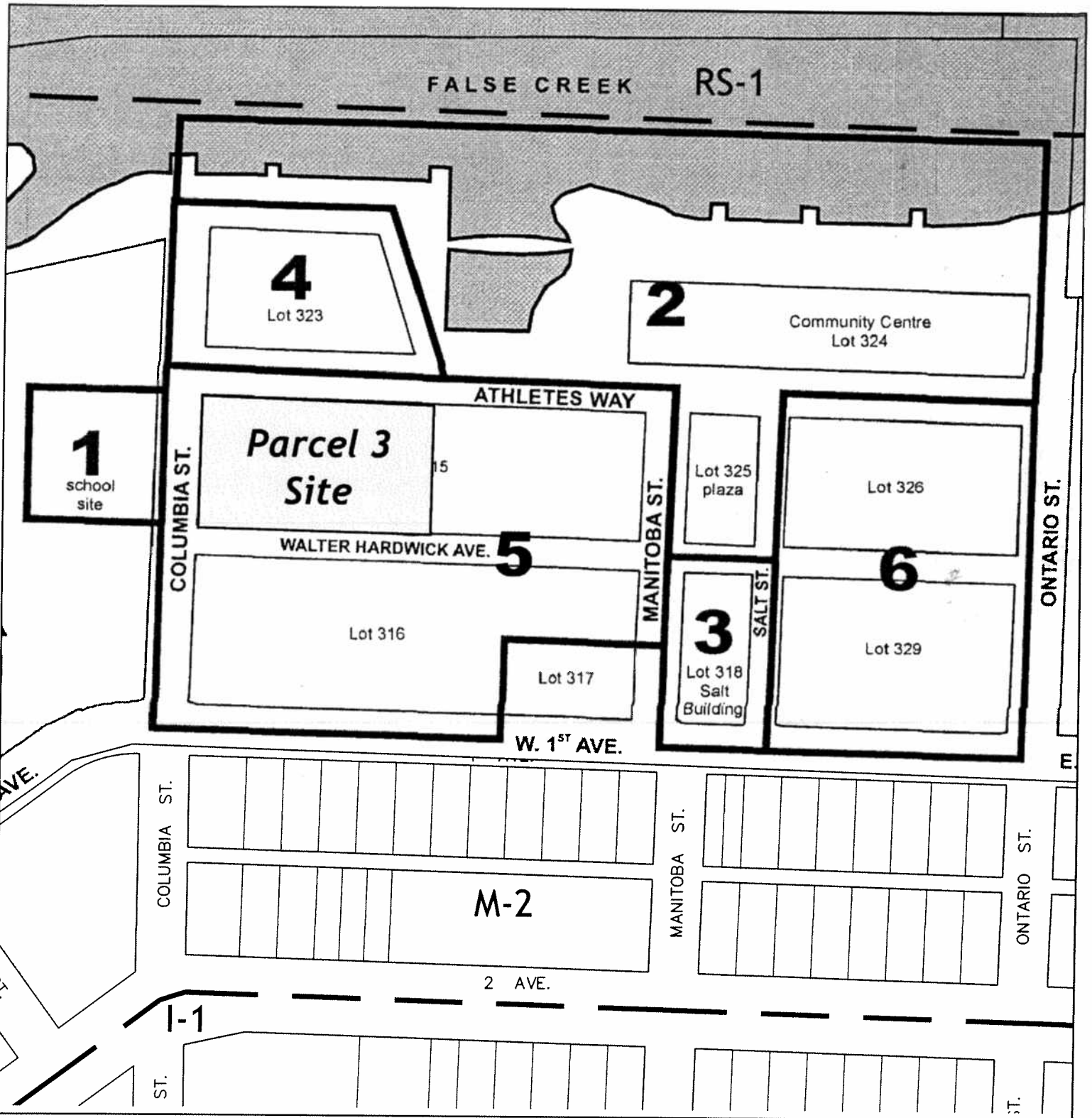
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Development Permit Board has approved Development Application Number DE410877, 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

0 25m 50m 100m



Site: 1600 Columbia Street
DE 410877
City of Vancouver Planning Department

Date: 2007 June 19
Drawn: TM
Scale: NTS

