



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: June 26, 2007  
Author: Bill Boons  
Phone No.: 604.873.7678  
RTS No.: 06877  
VanRIMS No.: 11-1200-01  
Meeting Date: July 10, 2007

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Form of Development: 1685 Ontario Street (Olympic Village - Parcel 9)

#### RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as Olympic Village (1685 Ontario Street being the application address) be approved generally as illustrated in the Development Application No. DE410876, prepared by GBL Architects Group Inc. and stamped "Received, Community Services Group, Development Services May 31, 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 1<sup>st</sup> 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. DE410876. 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) buildings on Parcel 9 in sub-area 6. A thirteen-storey (106 units) market residential building is proposed on the east side of the site. On the west side of the site two (2) mixed-use buildings comprised of a six-storey modest market rental building on the southwest portion having 50 units and a seven-storey non-market building (seniors) on the northwest portion having 68 units, all over one level of commercial space that includes a grocery store and retail units. All of the buildings are over two levels of underground parking.

The development incorporates green roofs on each of the buildings, with a combination of intensive accessible, and extensive inaccessible roofs on all of the buildings, along with solar panels on the roof of the non-market 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.

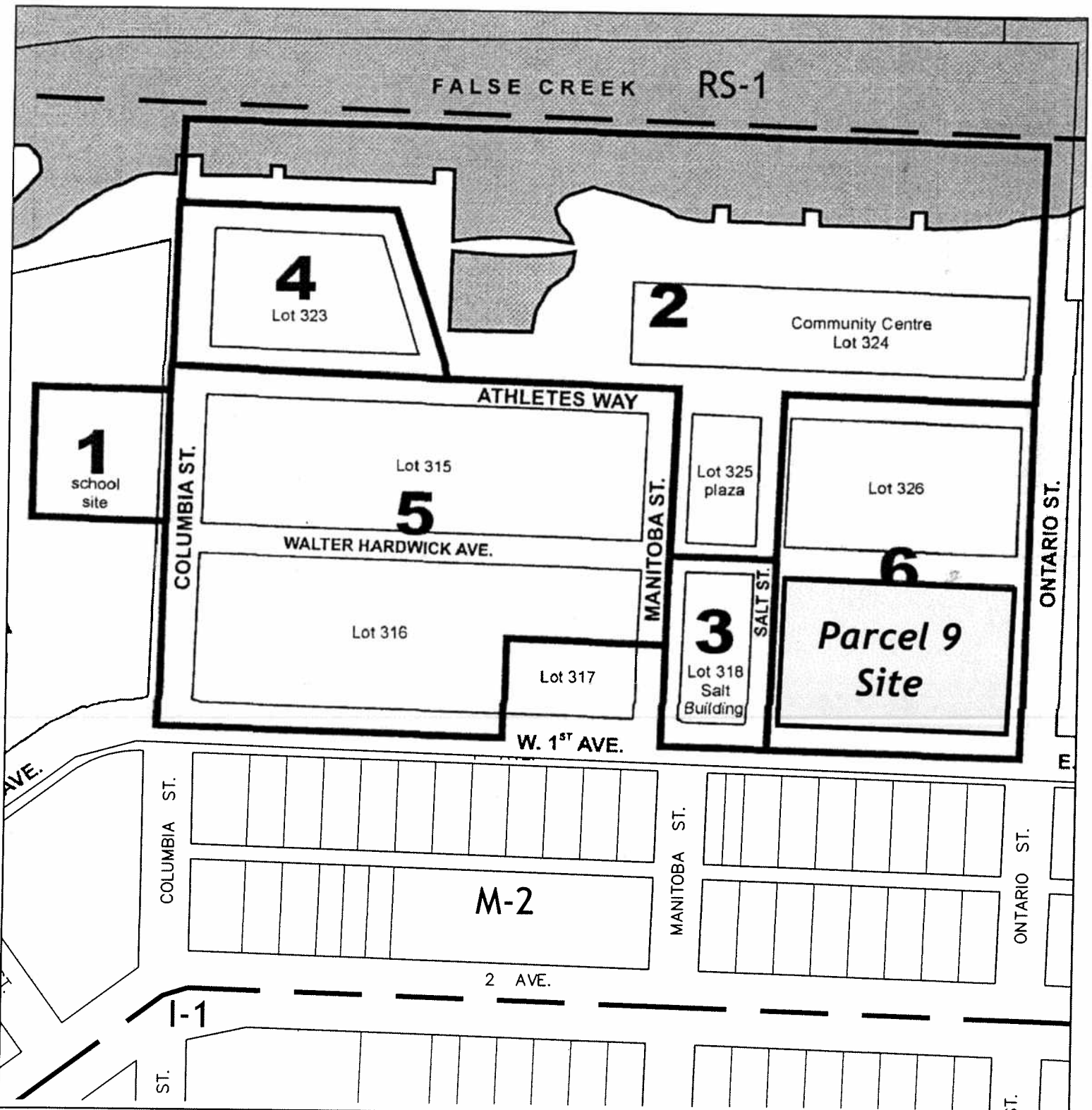
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

## **FINANCIAL IMPLICATIONS**

There are no financial implications.

## **CONCLUSION**

The Development Permit Board has approved Development Application Number DE410876, 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.

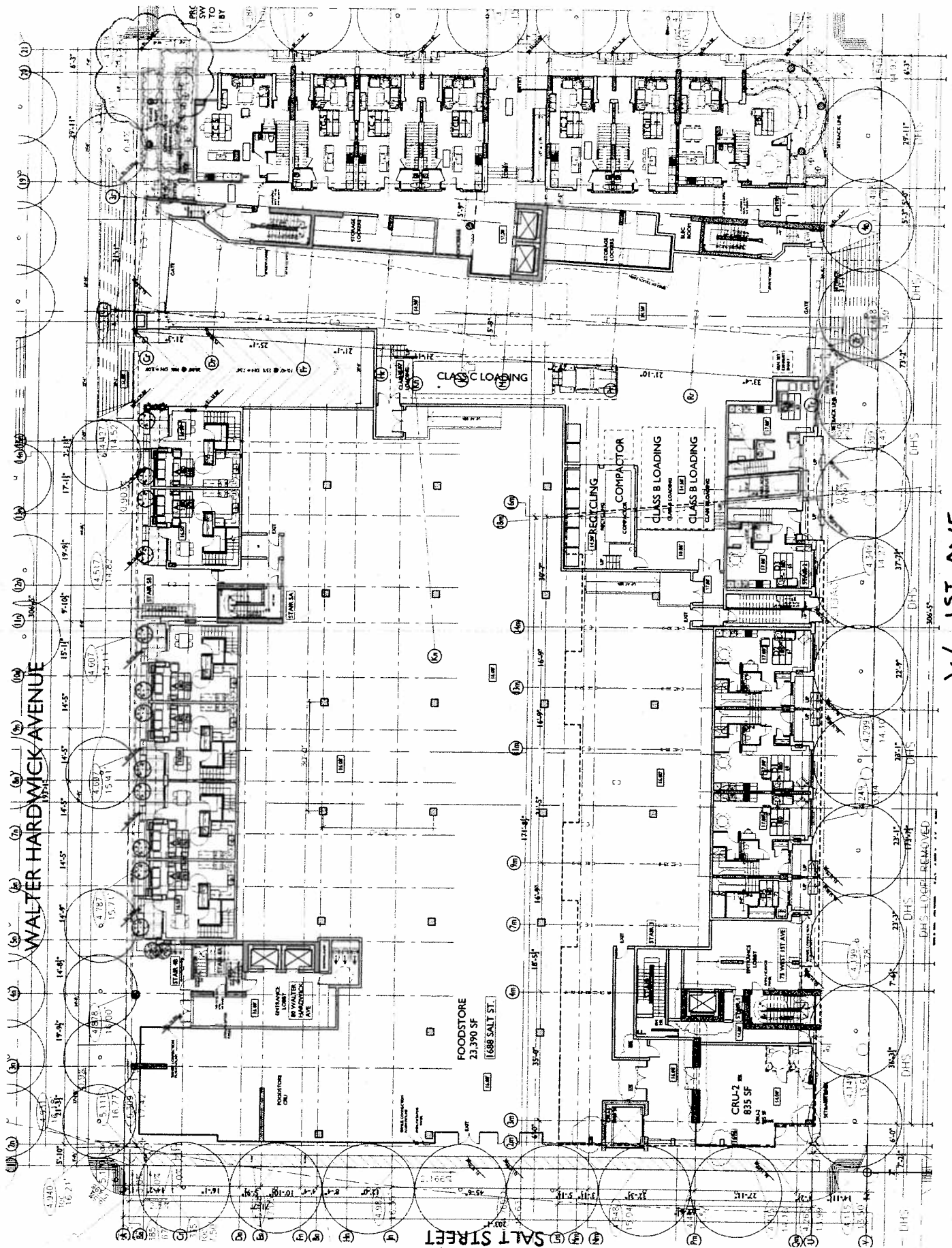


**Zoning Boundary**



Site: 1685 Ontario Street  
 DE 410876  
 City of Vancouver Planning Department

Date: 2007 May 25  
 Drawn: TM  
 Scale: NTS



W. 1ST AVE.

REMOVED

REMOVED

REMOVED

REMOVED

