



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: July 10, 2007
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RTS No.: 06900
VanRIMS No.: 11-1200-01
Meeting Date: July 24, 2007

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 1631 Ontario Street (Olympic Village - Parcel 10)

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as the Olympic Village site (1631 Ontario Street being the application address) be approved generally as illustrated in the Development Application No. DE410878, 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 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 No. DE410878. 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) market residential buildings with 185 units total on Parcel 10 in sub-area 6. The proposal includes an eleven-storey building on the east portion of the site, a nine-storey building on the west portion of the site, and a five-storey building fronting on Athletes Way and Walter Hardwick Avenue. One level of commercial space that includes a Drug Store and other retail spaces will be located on the west portion of the site fronting onto Salt Street. The entire development is over two (2) 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.

The proposed development has been assessed against the CD-1 By-law and Official Development Plan and responds to the stated objectives.

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

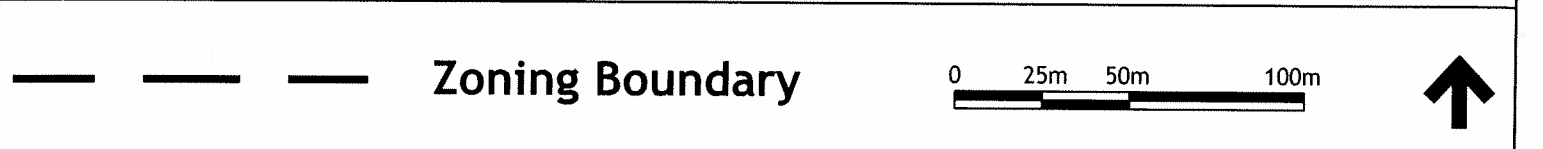
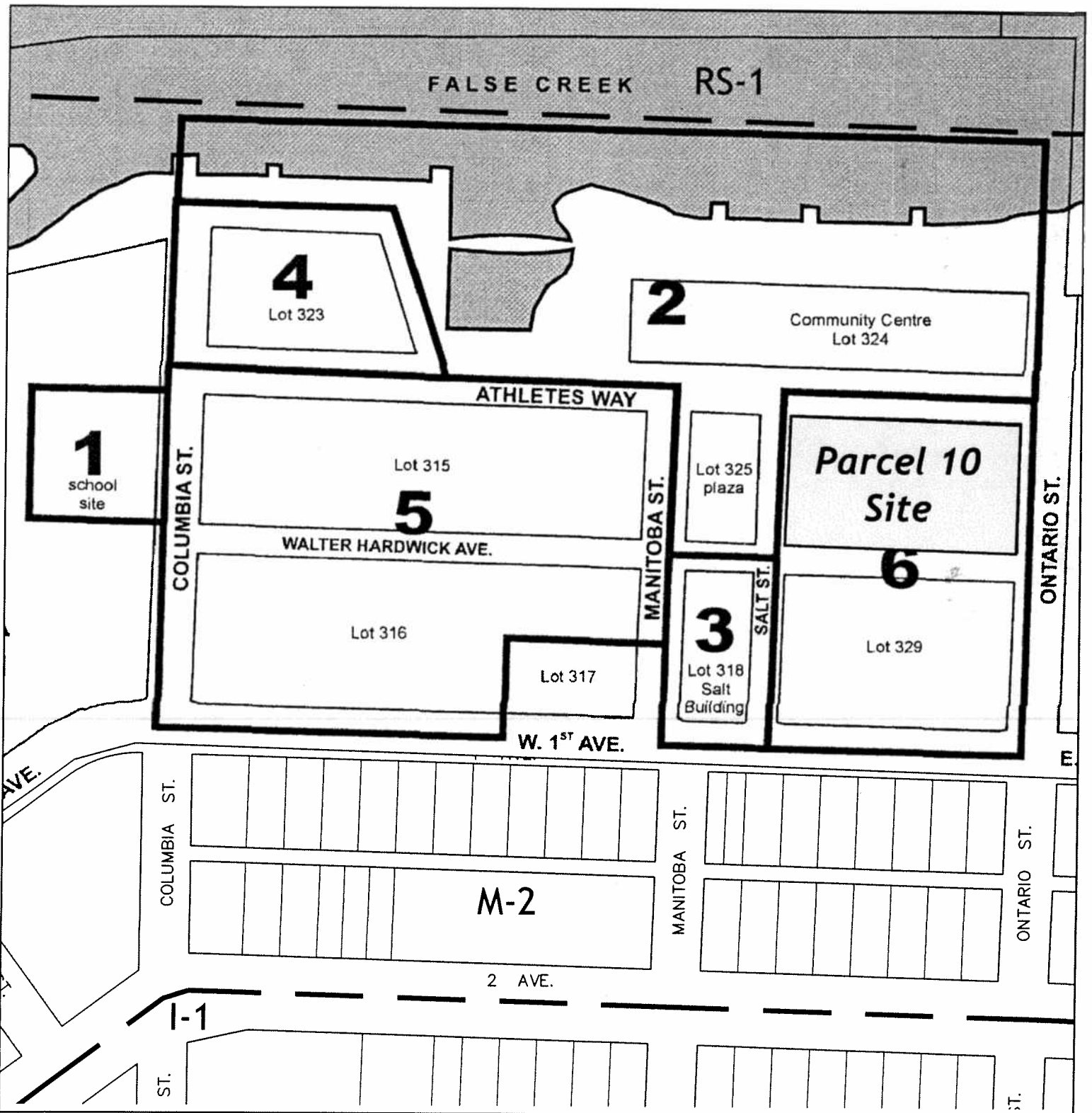
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

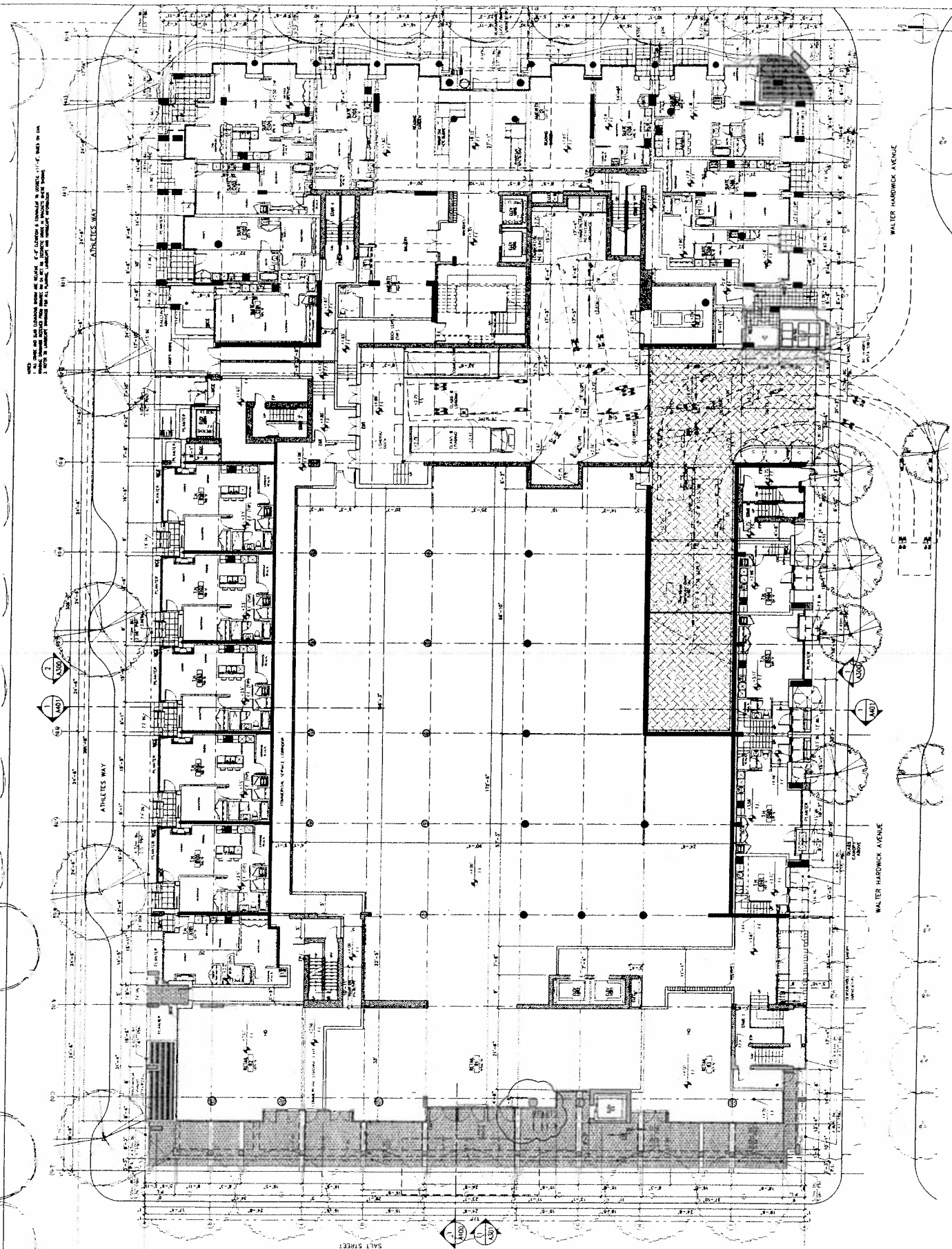
The Development Permit Board has approved Development Application No. DE410878, subject to various conditions to be met prior to the issuance of the Development Permit. One of these conditions is that the form of development first be approved by Council.

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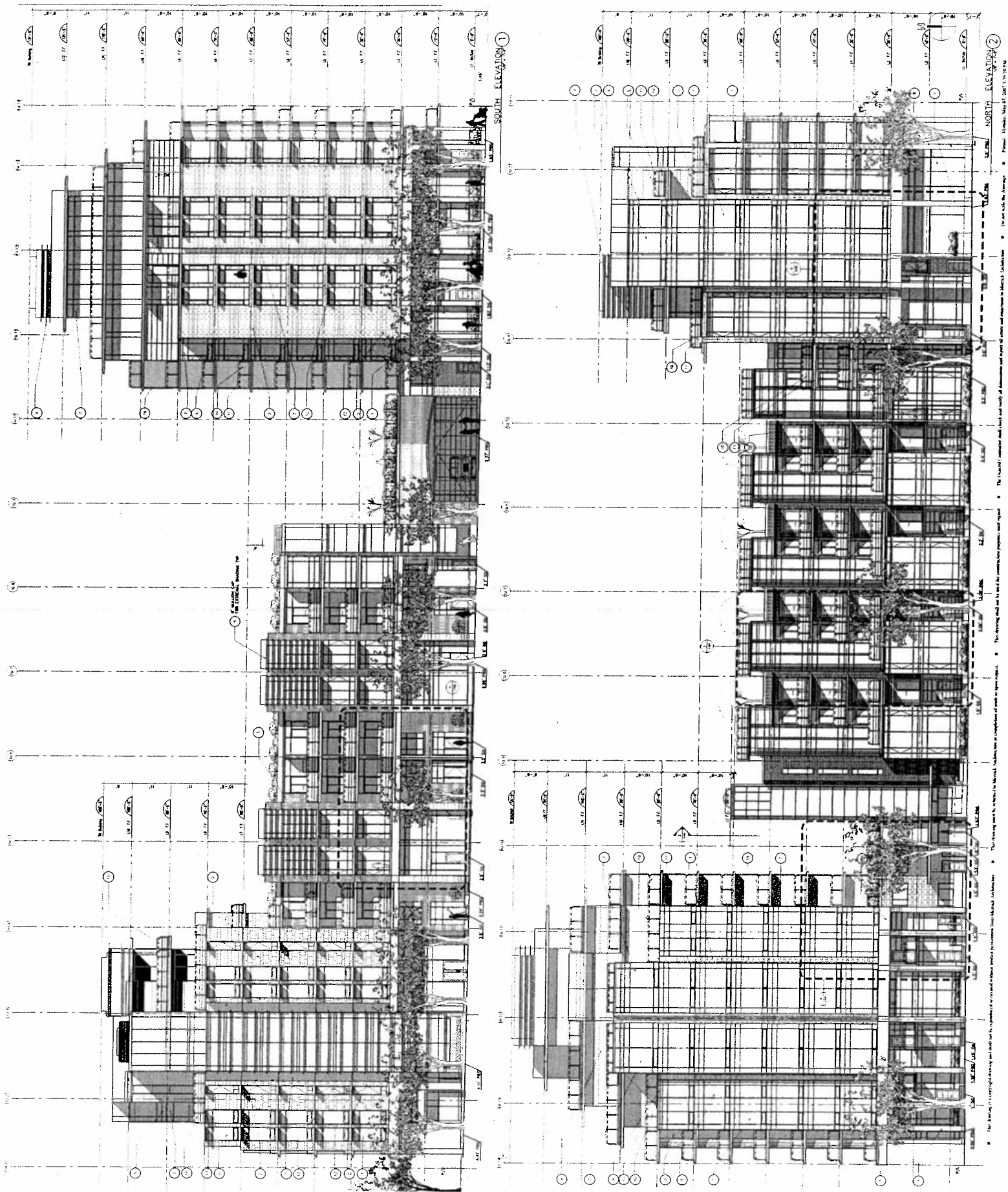
Site: 1631 Ontario Street
DE410878
City of Vancouver Planning Department

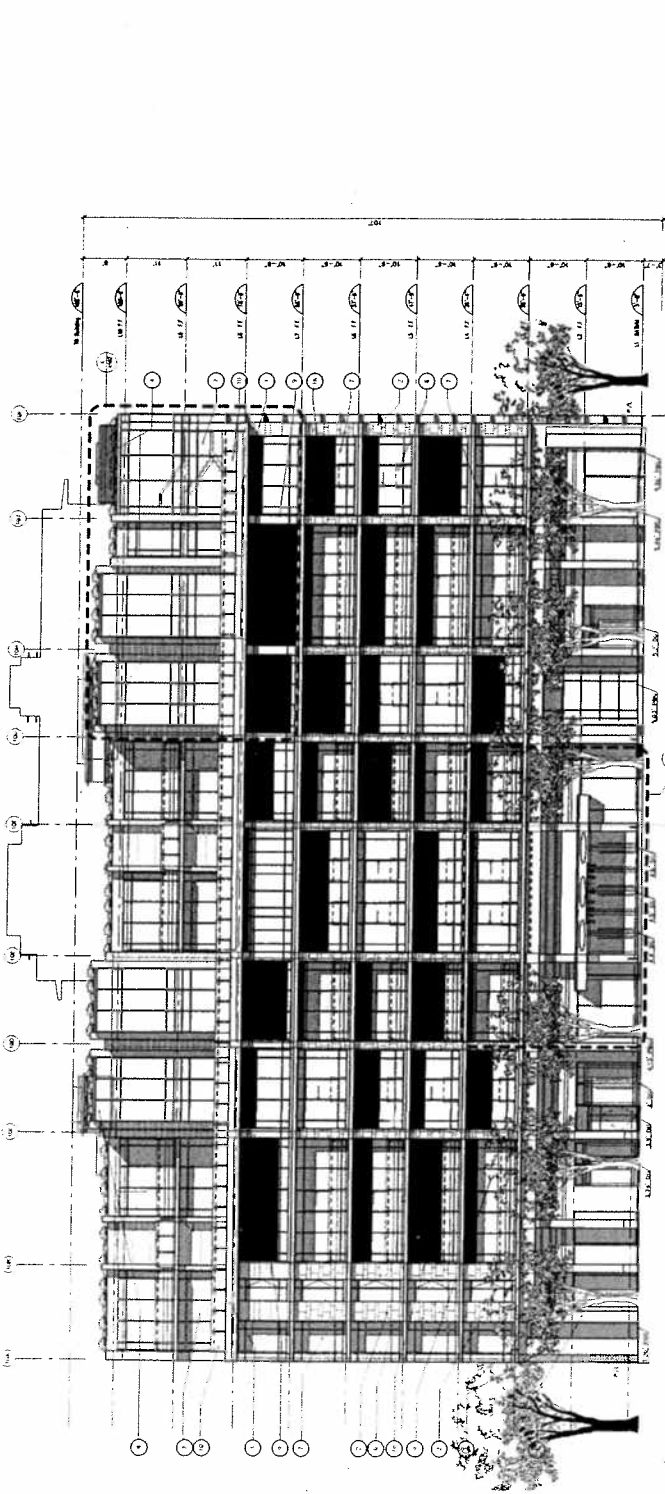
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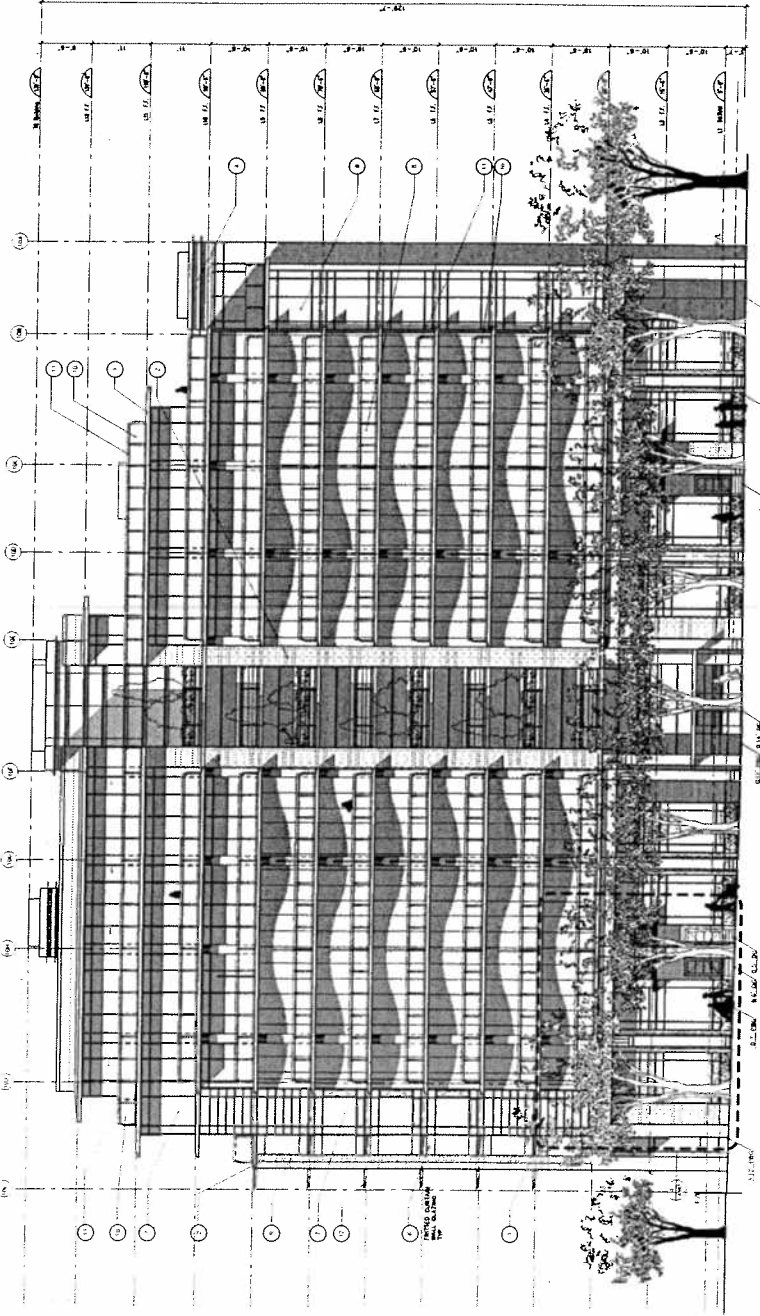
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WEST ELEVATION 1



EAST ELEVATION 2

This document is a preliminary drawing and shall not be used for construction or for any other purpose without the written consent of the Architect. The Architect is not responsible for any errors or omissions in this drawing. This drawing shall not be used for any other purpose without the written consent of the Architect. The Architect is not responsible for any errors or omissions in this drawing. This drawing shall not be used for any other purpose without the written consent of the Architect. The Architect is not responsible for any errors or omissions in this drawing.