



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: July 10, 2007  
Author: Bill Boons  
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VanRIMS No.: 11-1200-01  
Meeting Date: July 24, 2007

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Form of Development: 1611 Manitoba Street (Olympic Village - Parcel 6)

#### RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as the Olympic Village site (1611 Manitoba Street being the application address) be approved generally as illustrated in the Development Application No. DE410879, 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 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. DE410879. 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) residential buildings on Parcel 6 in sub-area 5. The proposal includes a nine-storey market building on the east portion of the site, an eight-storey market building on the north portion of the site (total of seventy-two (72) market units), and a three-storey modest market building with twenty-three (23) units on the south portion of the site. Commercial retail uses are located at grade fronting onto Manitoba Street and this 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.

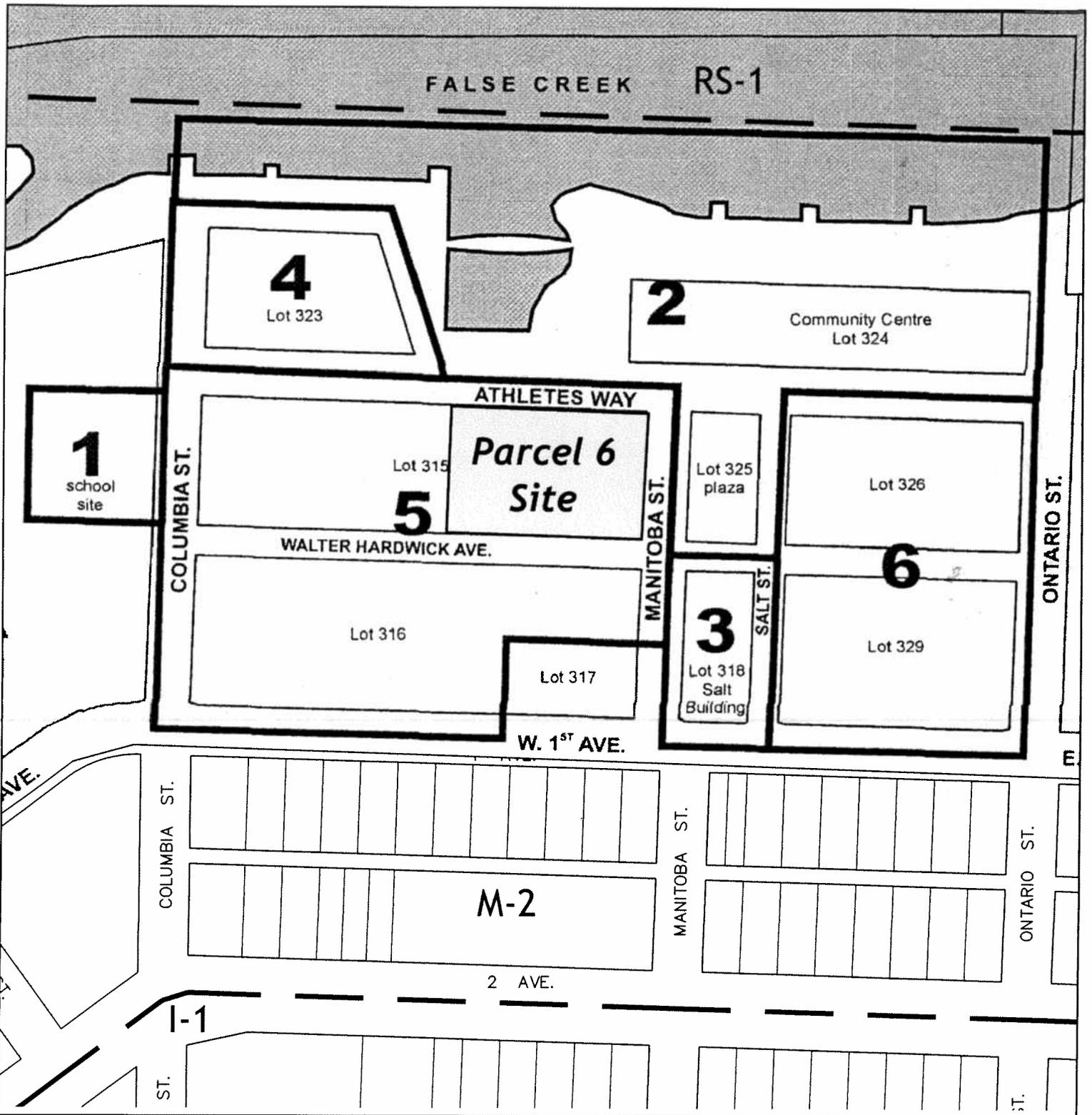
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

## **FINANCIAL IMPLICATIONS**

There are no financial implications.

## **CONCLUSION**

The Development Permit Board has approved Development Application No. DE410879, 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.

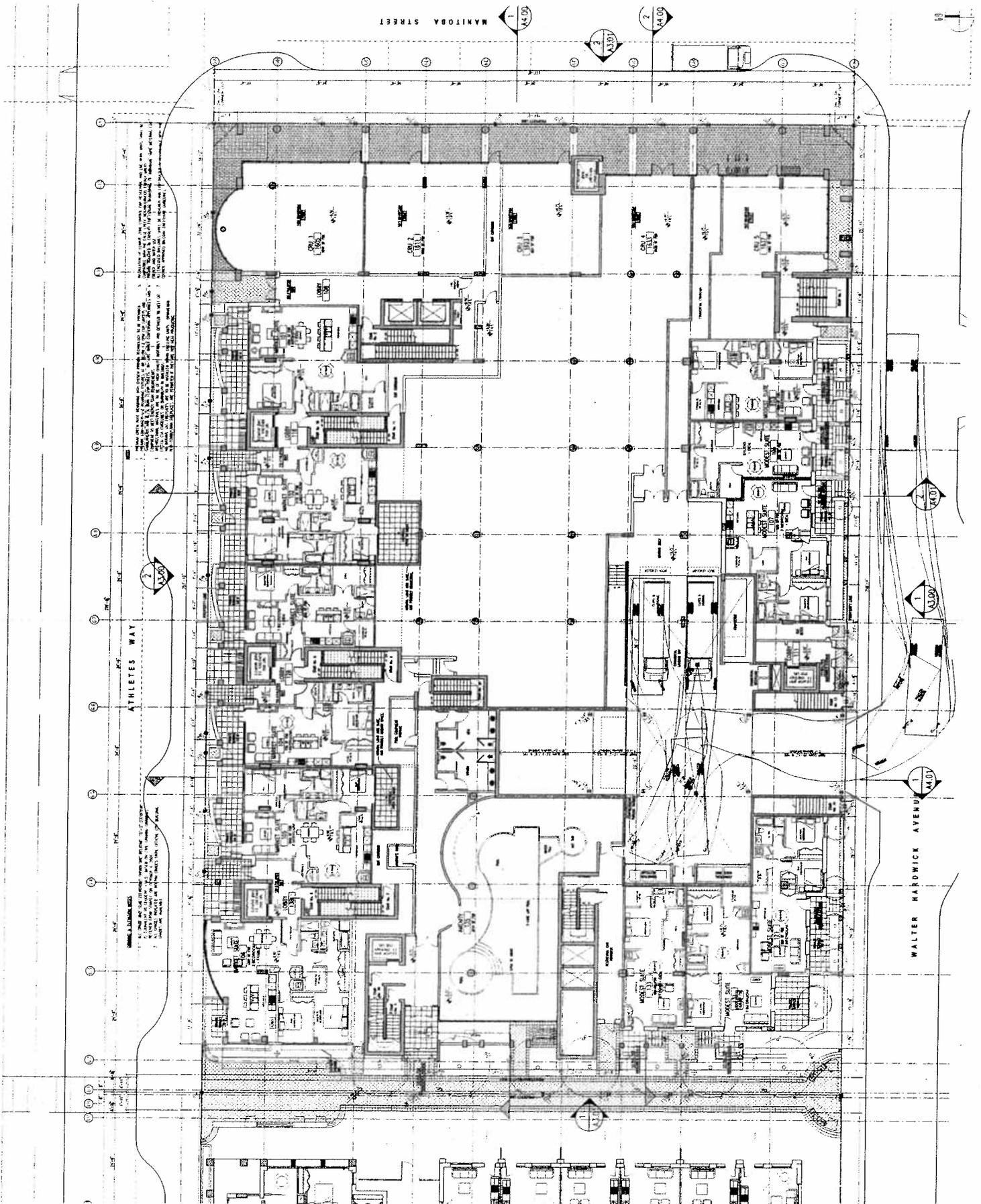


--- Zoning Boundary



Site: 108 Athletes Way  
DE410879  
City of Vancouver Planning Department

Date: 2007 July 5  
Drawn: TM  
Scale: NTS



1. THE ARCHITECT HAS PREPARED THIS PLAN FOR THE ARCHITECT'S CLIENT AND HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING BUILDING. THE ARCHITECT HAS ASSUMED THAT THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING BUILDING. THE ARCHITECT HAS ASSUMED THAT THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT.

ATHLETES WAY

MANITOBA STREET

WALTER HARDWICK AVENUE



