



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: October 1, 2007  
Author: Bill Boons  
Phone No.: 604.873.7678  
RTS No.: 6955  
VanRIMS No.: 11-2000-11  
Meeting Date: October 16, 2007

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Form of Development: 1 Athlete's Way (Olympic Village - Parcel 11)  
DE411198 - CD-1 By-law No. 9454

#### RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as the Olympic Village site (1 Athlete's Way being the application address) be approved generally as illustrated in the Development Application Number DE41198, prepared by Walter Francl Architecture and stamped "Received, Community Services Group, Development Services, July 13, 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 City 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 Number 9454 was enacted on April 17, 2007.

At a subsequent Public Hearing on June 12, 2007, City Council approved an amendment to the CD-1 By-law to increase the allowable building height in Sub-Area 2 to 17.6 metres. The amending By-law (No. 9530) was enacted on September 18, 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 Number DE411198. 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 is comprised of six (6) sub-areas and this application involves the construction of a three-storey Community Centre building on Parcel 11 in Sub-Area 2, which will include a Restaurant and a 69-space Child Day-Care Facility. The building will incorporate a green roof and solar water collectors.

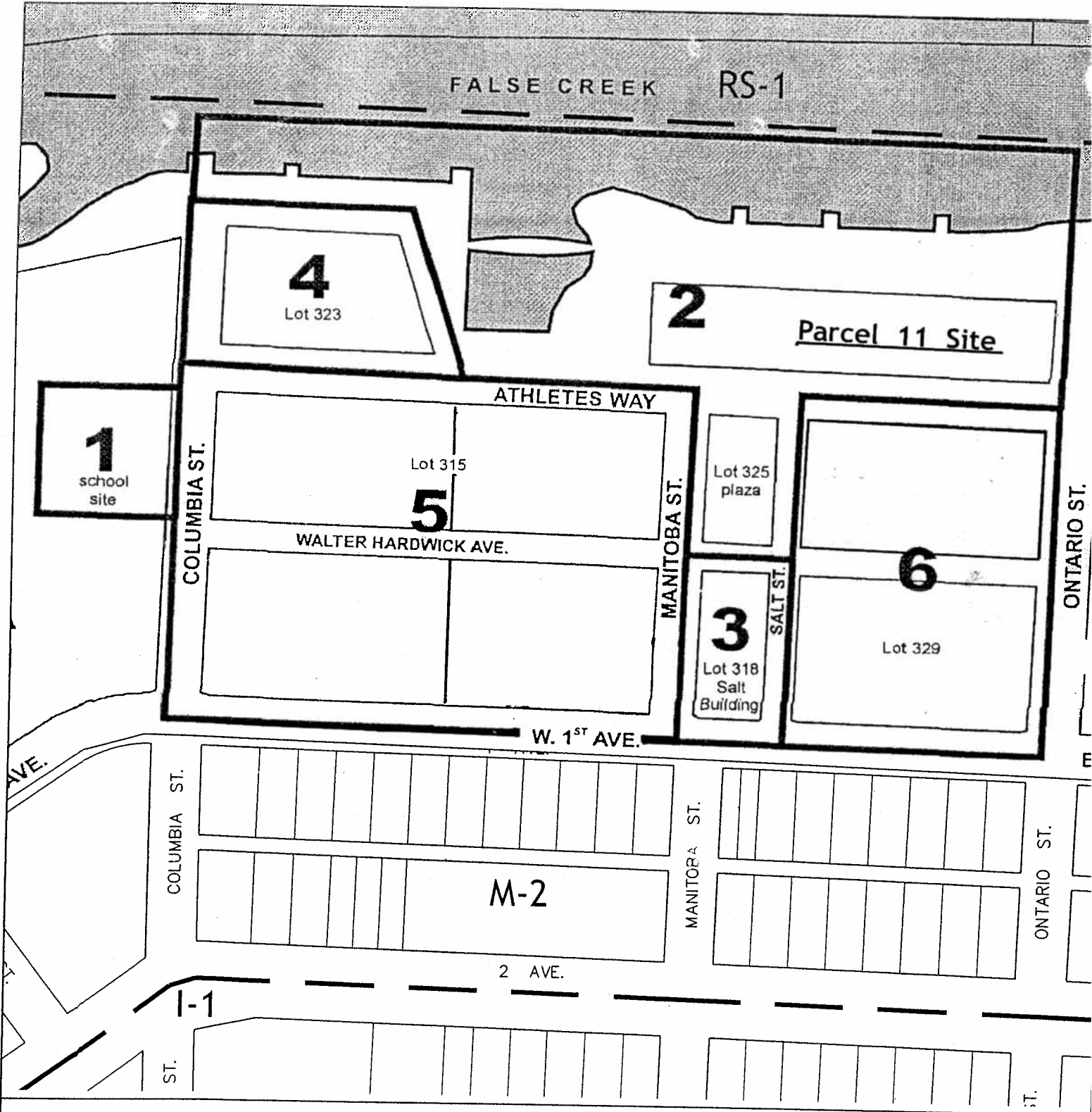
The proposed development has been assessed against the CD-1 By-law and Council-approved Official Development Plan and responds to the stated objectives.

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

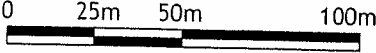
## CONCLUSION

The Development Permit Board has approved Development Application Number DE411198, 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



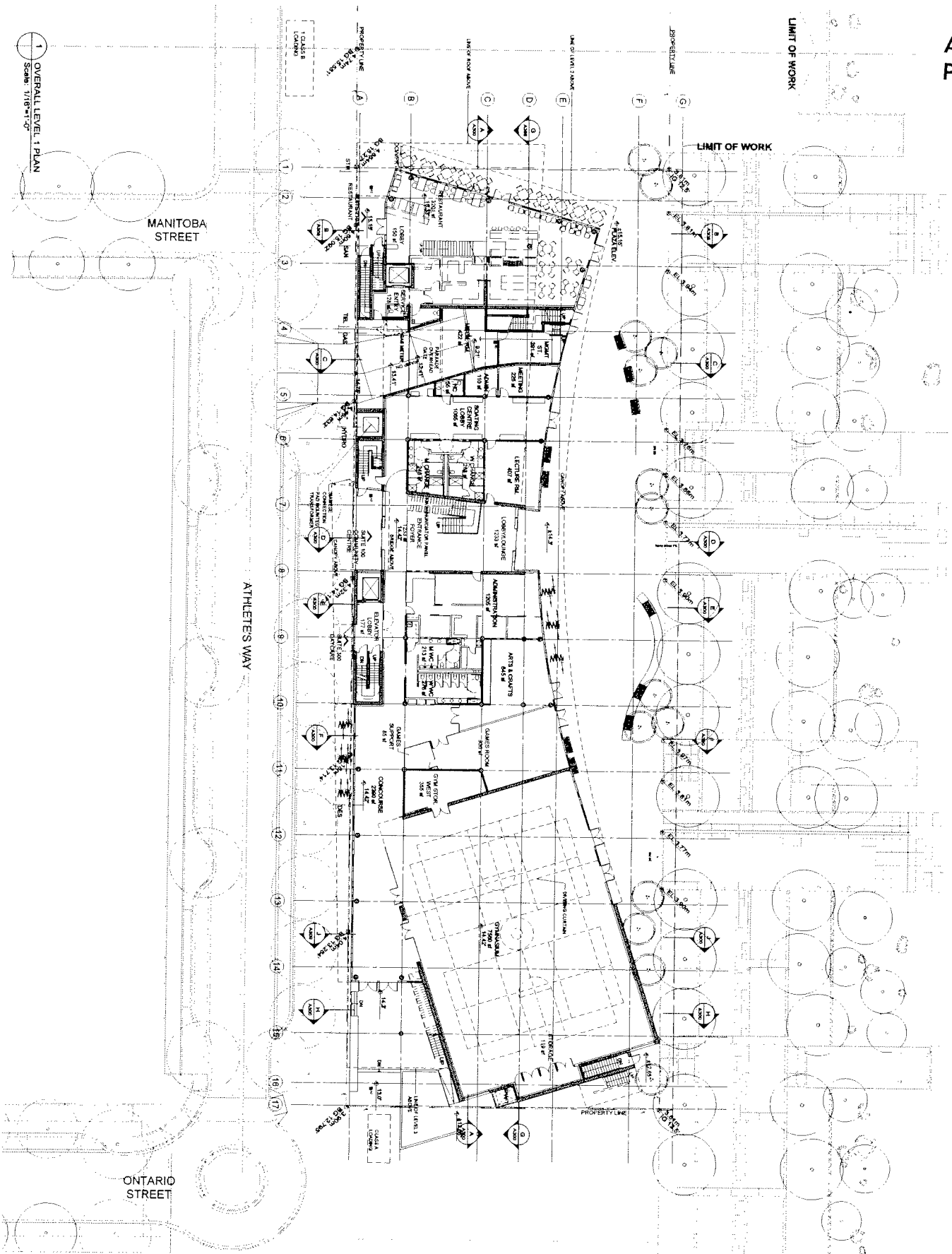
Site: 1 Athlete's Way.  
DE 411198

City of Vancouver Planning Department

Date: 2007 September 28

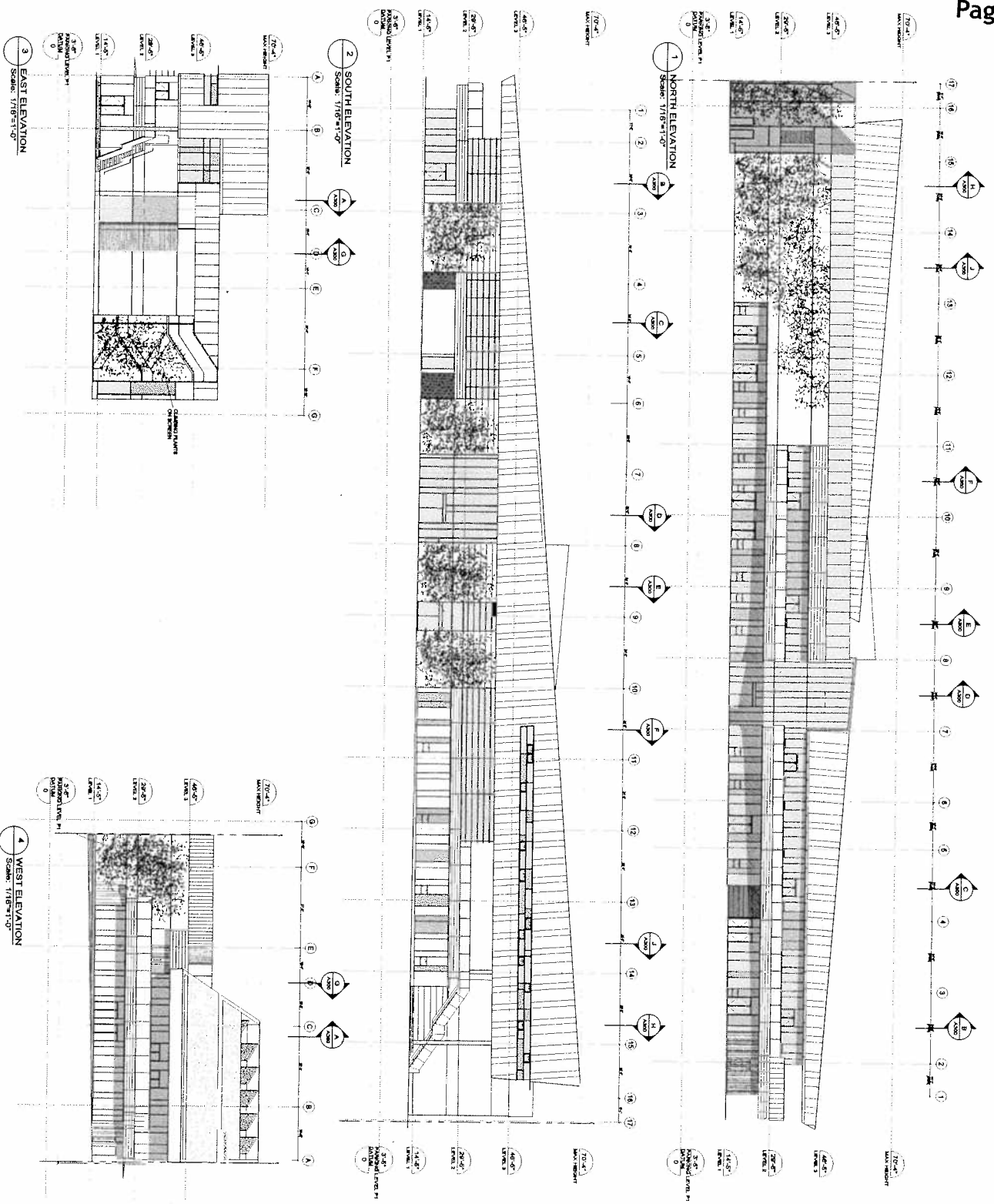
Drawn: TM

Scale: NTS



1 OVERALL LEVEL 1 PLAN  
Scale: 1/8" = 1'-0"

<p><b>WALTER FRANK</b> ARCHITECTS INC.</p> <p>14150 101st Street, Suite 100 Calgary, Alberta T2C 1G8 Tel: 403.243.1111 Fax: 403.243.1112 www.walterfrank.com</p>		<p><b>PROJECT:</b> Southeast False Creek Community Centre SEFC / OV - Parcel 11</p>	
<p><b>DATE:</b> 2007/06/25 <b>SCALE:</b> 1/8" = 1'-0"</p>		<p><b>PROJECT NO.:</b> A011</p>	
<p><b>DESIGNER:</b> [Signature]</p>		<p><b>DATE:</b> 2007/06/25</p>	
<p><b>CHECKED:</b> [Signature]</p>		<p><b>DATE:</b> 2007/06/25</p>	
<p><b>PROJECT NO.:</b> A011</p>		<p><b>DATE:</b> 2007/06/25</p>	



<p>WALTER FRANKO ARCHITECTS</p> <p>1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1000 WWW.WALTERFRANKO.COM</p>		<p>PROJECT NO. 2007.08.02</p> <p>DATE: 2007.08.02</p> <p>DRAWING NO. A300</p>	
<p>OWNER: Southeast Folsom Creek Community Center, SEFCO JV - Parcel 11</p>			
<p>OVERALL ELEVATIONS</p>			
<p>Scale: 1/16" = 1'-0"</p>			
<p>PROJECT DATA</p>			
<p>DATE: 2007.08.02</p>			
<p>PROJECT NO. 2007.08.02</p>			
<p>DRAWING NO. A300</p>			