CITY OF **VANCOUVER**

ADMINISTRATIVE REPORT

Report Date:	October 1, 2007
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CC File No.:	11-2000-11
Meeting Date:	October 16, 2007

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Form of Development: 1677 Manitoba Street (Olympic Village- Parcel 5)
        DE411328 – 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 (1677 Manitoba Street being the application address) be approved generally as illustrated in the Development Application Number DE411328, prepared by GBL Architects Group Inc. and stamped "Received, Community Services Group, Development Services, August 17, 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 rezone 125 West 1st Avenue (Lot 317) from Industrial District (M-2) to Comprehensive Development District (CD-1) for inclusion into the Olympic Village CD-1 By-law. The amending By-law (No. 9530) was enacted on September 18, 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 Number DE411328. 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 in Sub-area 5 (on an expanded Parcel 5 which now includes Lot 317) of: an eight-storey mixed use (market) residential/commercial building on the east portion of the site, having a total of 59 dwelling units and the construction of an eight- storey mixed-use (non-market) residential/commercial building on the north portion of the site, having a total of 104 dwelling units. Both buildings are located over two (2) levels of underground parking. A public open space is located on the south west portion of the site.

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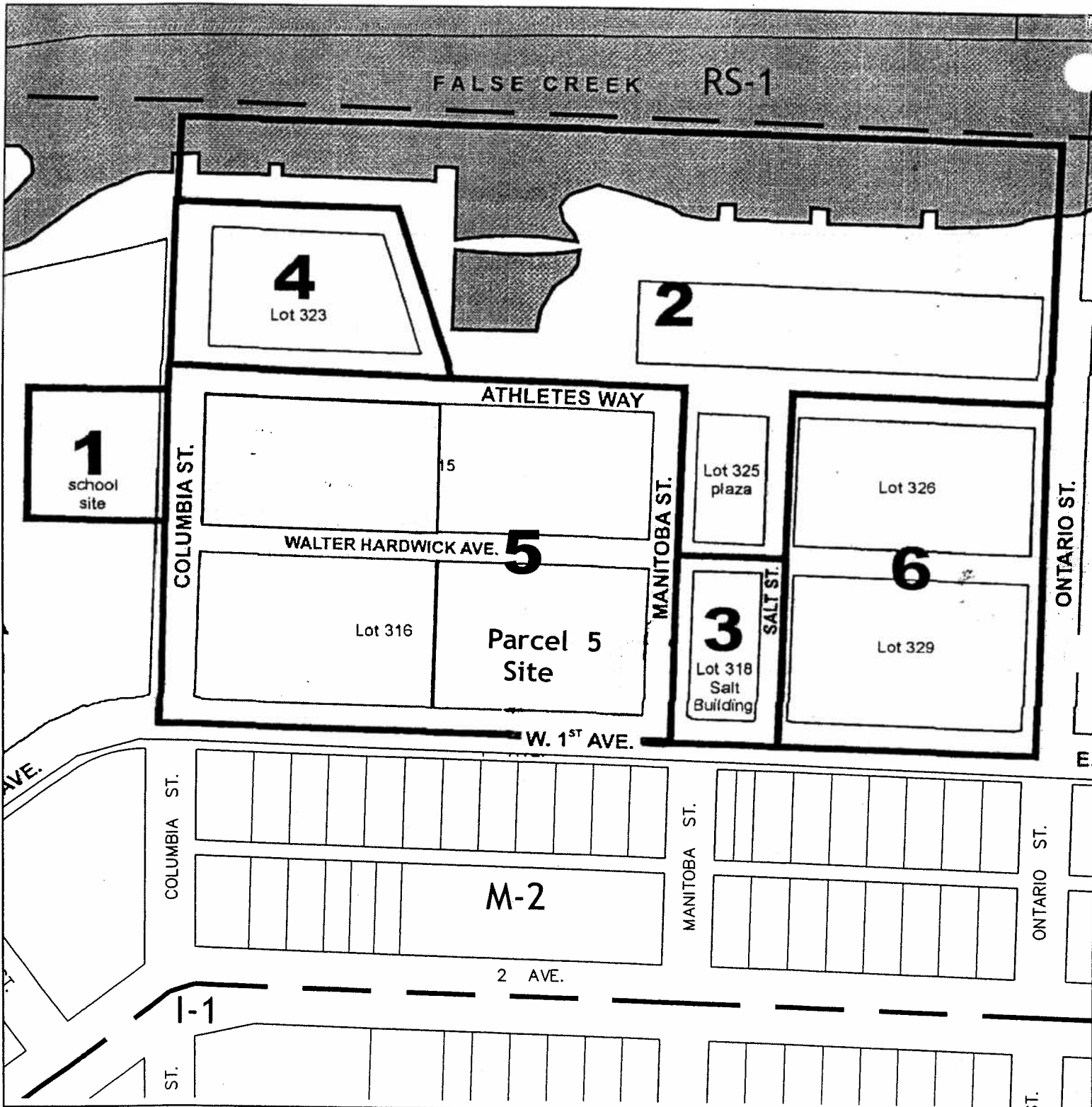
The proposed development has been assessed against the CD-1 By-law and Council-approved Official Development Plan and responds to the stated objectives.

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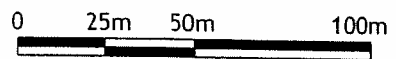
CONCLUSION

The Development Permit Board has approved Development Application Number DE411328, 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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FALSE CREEK RS-1

4
Lot 323

2

ATHLETES WAY

1
school
site

COLUMBIA ST.

15

Lot 325
plaza

Lot 326

MANITOBA ST.

ONTARIO ST.

WALTER HARDWICK AVE. **5**

6

Lot 316

Parcel 5
Site

SALT ST.

3
Lot 318
Salt
Building

Lot 329

W. 1ST AVE.

COLUMBIA ST.

MANITOBA ST.

ONTARIO ST.

M-2

2 AVE.

I-1

ST.

ST.

Zoning Boundary

0   25m   50m   100m

PARCEL 2-5 PUBLIC MEWS

WALTER HARDWICK AVENUE

PUBLIC OPEN SPACE

CLASS B LOADING

MANITOBA STREET

GROUND FLOOR PLAN

MILLENNIUM WATER

BU # 439888

MARKET (MR)

NON MARKET (NM)

WEST ELEVATION
(PARCEL 2/5 MEWS)

MILLENNIUM
WATER

BU # 439688

gBL