



CITY OF VANCOUVER

A7

ADMINISTRATIVE REPORT

Report Date: June 24, 2008
Author: Bill Boons
Phone No.: 604.873.7678
RTS No.: 07472
VanRIMS No.: 08-2000-20
Meeting Date: July 8, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Form of Development: 1380 Hornby Street

RECOMMENDATION

THAT the revised form of development for the CD-1 zoned site known as 1380 Hornby Street be approved generally as illustrated in the Development Application Number DE411668, prepared by Soren Rasmussen Architects Inc., and stamped "Received, Community Services Group, Development Services, May 13, 2008", provided that the Director of Planning may impose conditions and 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 revised form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on April 20, 2004 and Council Meeting on April 22, 2004, City Council approved a rezoning of this site from Comprehensive Development District - Downtown (DD) to Comprehensive Development District (CD-1). Council also approved, in principle, the form of development for these lands. CD-1 By-law Number 9116 was enacted on October 4, 2005.

The text of the CD-1 By-law Number 9116 was amended on November 14, 2006 to revise the rear yard setback requirement (to accommodate a proposed addition of a pool enclosure on the 4th level). The public hearing took place on October 17, 2006.

The site is located on the east side of Hornby Street near Pacific Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE411668. 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

Previously, Development Permit (DE408825) was issued October 5, 2005, in accordance with CD-1 By-law Number 9116, for the construction of a new 16-storey (boutique) hotel comprising of a 3-storey podium base and 40 sleeping units above, and the rehabilitation of the existing heritage building (Leslie House) for the use of the hotel. The applicant has decided not to proceed with the hotel proposal at this time and has submitted a revised proposal under DE411668.

The current proposal involves interior and exterior alterations to an existing heritage building (Leslie House) and a new restaurant addition with surface parking.

The current proposed development has been assessed against the CD-1 By-law and still responds to the originally stated objectives. Heritage staff support the alterations to the Heritage building.

Simplified plans of the current proposal, including a Site Plan and Elevations, have been included in Appendix 'B'.

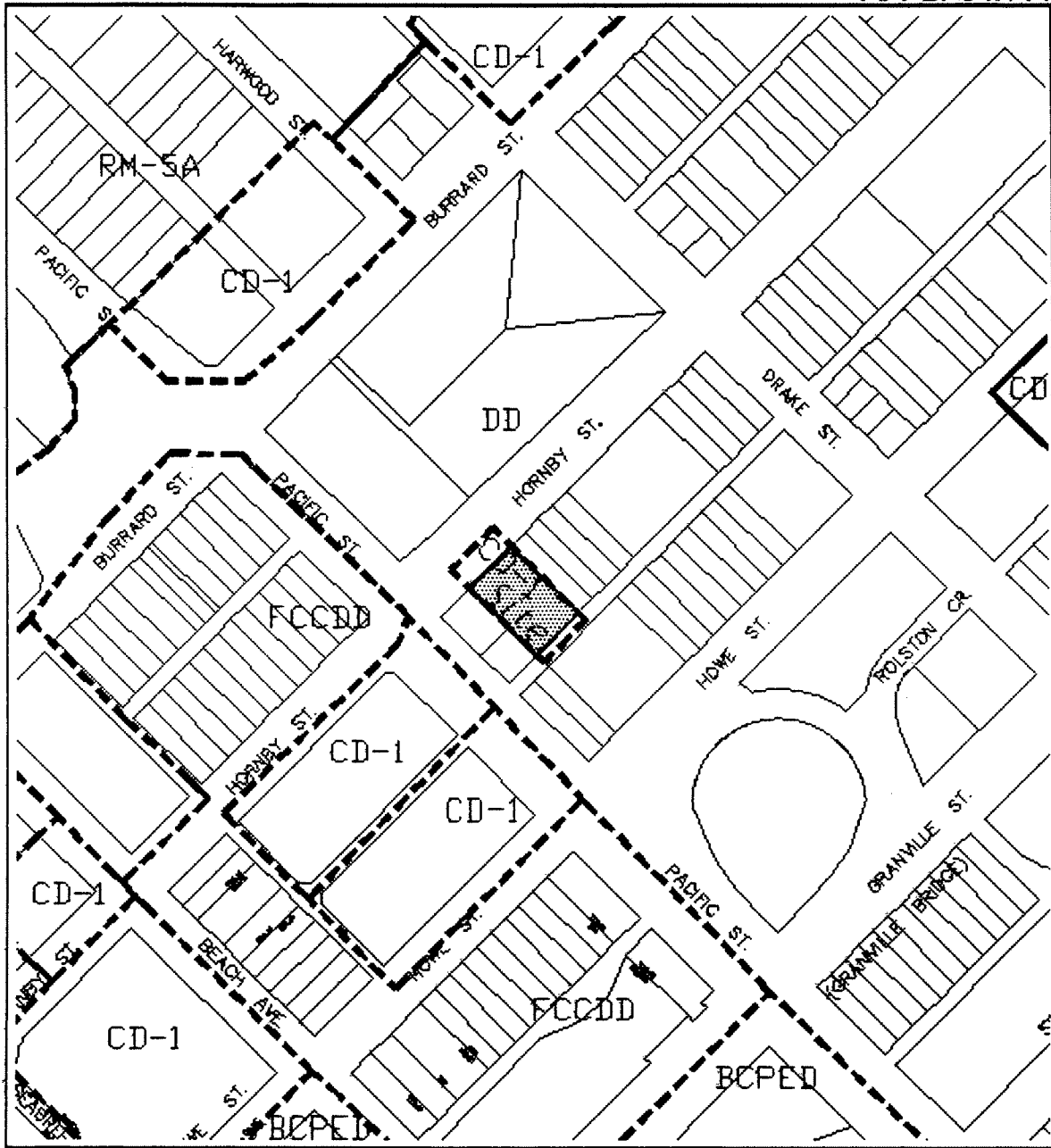
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE411668, subject to various conditions to be met prior to the issuance of the Development Permit. One of these conditions is that the revised form of development first be approved by Council.

APPENDIX A

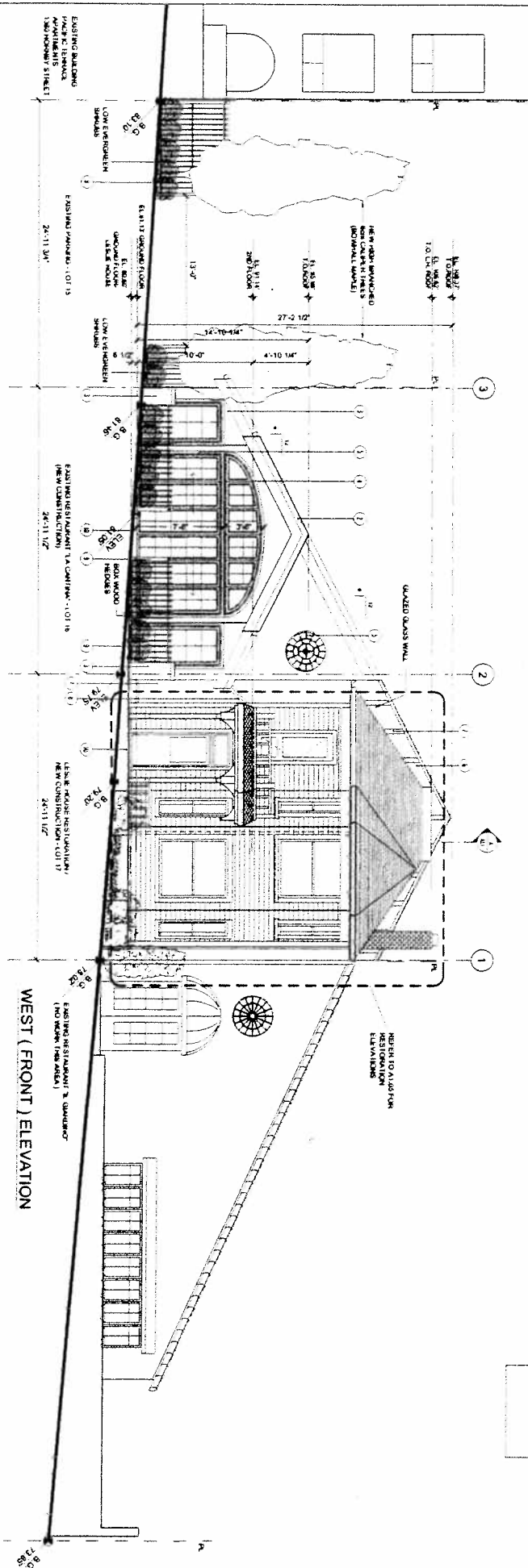


----- ZONING BOUNDARY



Site: 1380 Hornby Street, DE411668
City of Vancouver Planning Department

Date: 2008 June 9th
Drawn: RS
Scale: 1:2000



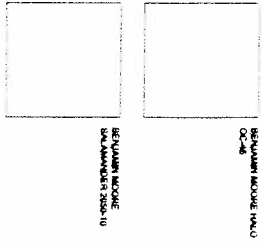
EXTERIOR MATERIAL/COLOR/FINISH SCHEDULE

- 1) STAINLESS STEEL METAL ROOF
- 2) COLOR: TO BE DETERMINED
- 3) PAINTED WOOD BRANCHED ROOF GABLE WALLS
- 4) COLOR: RESTAURANT MOORE SQUAMISH 2000-10
- 5) COLOR: PAINTED - RESTAURANT MOORE PAU-O-004
- 6) PAINTED WOOD BRANCHED ROOF
- 7) COLOR: PAINTED - RESTAURANT MOORE SQUAMISH 2000-10
- 8) COLOR: PAINTED - RESTAURANT MOORE SQUAMISH 2000-10

- 9) PAINTED WOOD BRANCHED ROOF
- 10) COLOR: RESTAURANT MOORE PAU-O-004
- 11) COLOR: RESTAURANT MOORE SQUAMISH 2000-10
- 12) METAL STRUCTURAL FRAMES
- 13) COLOR: PAINTED - RESTAURANT MOORE SQUAMISH 2000-10
- 14) PAINTED ROOF FENCE
- 15) COLOR: PAINTED - RESTAURANT MOORE SQUAMISH 2000-10
- 16) EXPOSED CONCRETE, SANDGRADED

PAINT COLOURS

NOTE: REPRESENTATIVE COLOURS IN APPROXIMATION OF ACTUAL PAINT COLOUR



UMBERTO'S RESTAURANT
1380 HORNBY STREET
VANCOUVER, B.C.

PROJECT OFFICE
WEST ELEVATION

DATE: 2011.11.27
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO: [Number]

DATE: 2011.11.27
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
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PROJECT NO: [Number]

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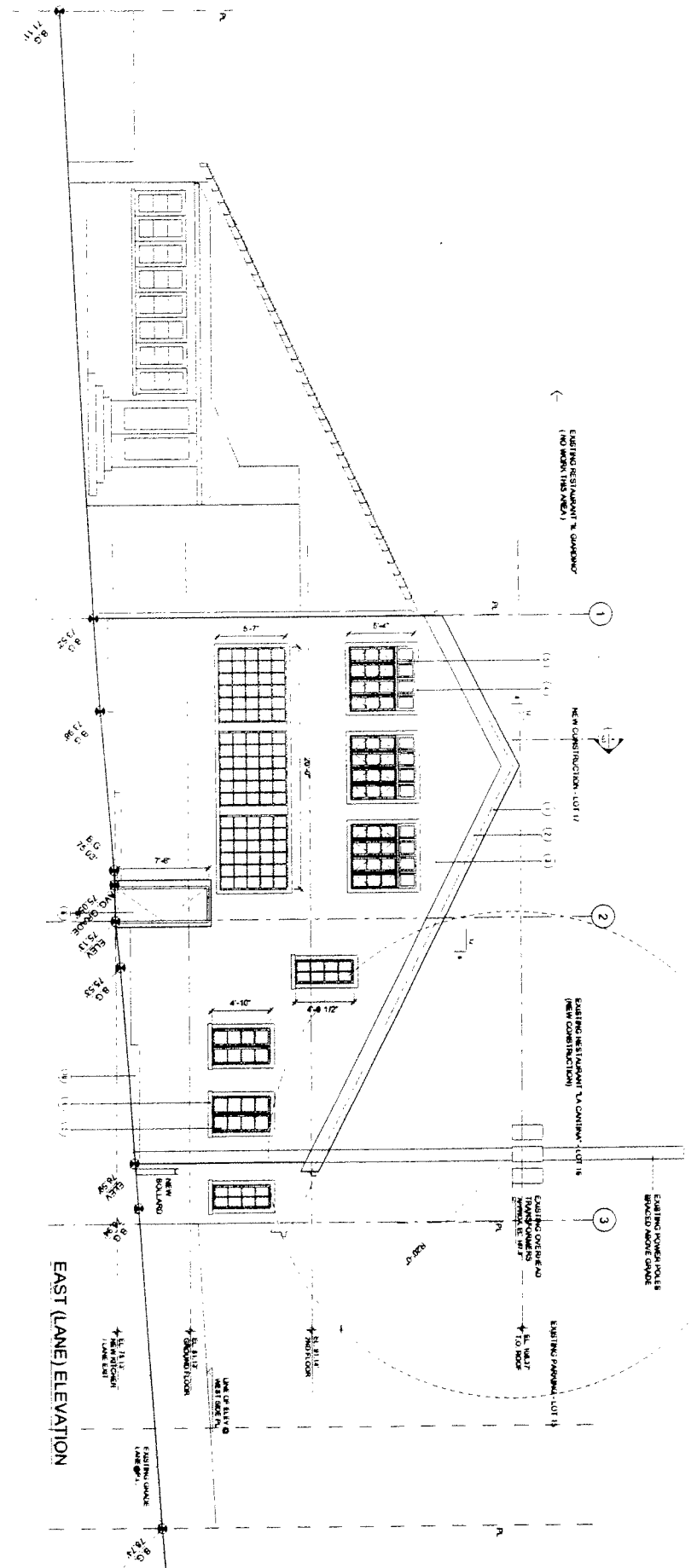
DATE: 2011.11.27
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO: [Number]

- EXTERIOR MATERIAL/COLOR/FINISH SCHEDULE**
- (1) STAINING SEAM METAL ROOF
COLOR: TO BE DETERMINED
 - (2) FASCIA BOARD & RAFTER GUTTER
COLOR: PAINTED - BEHMAN MAKE SQUAMBER 200-10
 - (3) SMOOTH FIBER STEICO, TO MATCH GARBINO
COLOR: PAINTED - BEHMAN MAKE PAULIC-04
 - (4) PAINTED WOOD WINDOW TRIM
COLOR: PAINTED - BEHMAN MAKE SQUAMBER 200-10
 - (5) PAINTED WOOD WINDOW & DOOR FRAMES
COLOR: PAINTED - BEHMAN MAKE SQUAMBER 200-10

- (6) PAINTED WOOD DOORS & FRAMES
COLOR: BEHMAN MAKE PAULIC-04
- (7) GLAZED GLASS WALL & ROOF
COLOR: HANSEN-04
- (8) METAL STRUCTURAL FRAMES
COLOR: WHITE
- (9) PAINTED ROOF TRUSS
COLOR: PAINTED - BEHMAN MAKE SQUAMBER 200-10
- (10) EXPOSED CONCRETE: SANDBLASTED

PAINT COLOURS
NOTE: REPRESENTED COLOURS AN APPROXIMATION OF ACTUAL PAINT COLOUR

BEHMAN MAKE PAULIC-04	BEHMAN MAKE SQUAMBER 200-10
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EAST (LANE) ELEVATION

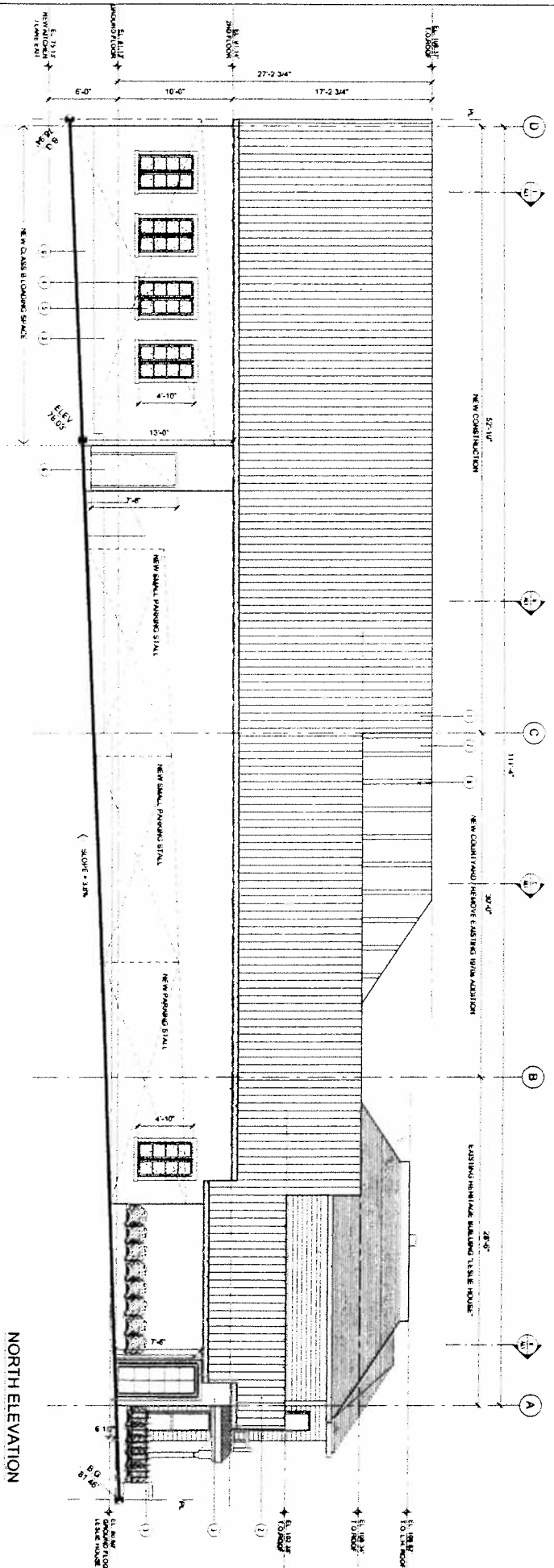


UMBERTO'S RESTAURANT
1380 HOBSON STREET
VANCOUVER, B.C.

DATE PERMITTED: 2017-11-28	SCALE: 1/8" = 1'-0"	PROJECT NO.: A2102	REVISION: 01
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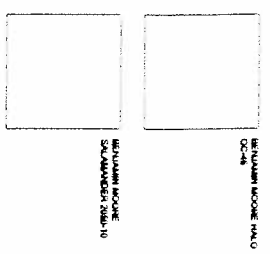
DATE OF ISSUE: 2017-11-28
DRAWN BY: [Name]



EXTERIOR MATERIAL/COLOR/FINISH SCHEDULE

- (1) STAINLESS STEEL FIN. ROOF
- (2) COLOR TO BE DETERMINED
- (3) PAINTED WOOD DOORS & FRAMES
- (4) GLAZED GLASS WALL & ROOF
- (5) METAL STRUCTURAL FRAMES
- (6) COLOR: WHITE
- (7) PAINTED WOOD WINDOW & DOOR FRAMES
- (8) COLOR: PAINT TO BE DETERMINED SEE SCHEDULE 2000-10
- (9) PAINTED WOOD DOORS & FRAMES
- (10) COLOR: BURNHAM WOOD #140-00-48
- (11) GLAZED GLASS WALL & ROOF
- (12) COLOR: FINISH PAINT
- (13) PAINTED WOOD WINDOW & DOOR FRAMES
- (14) COLOR: PAINT TO BE DETERMINED SEE SCHEDULE 2000-10
- (15) COLOR: PAINT TO BE DETERMINED SEE SCHEDULE 2000-10
- (16) PAINTED WOOD WINDOW & DOOR FRAMES
- (17) COLOR: PAINT TO BE DETERMINED SEE SCHEDULE 2000-10
- (18) PAINTED WOOD WINDOW & DOOR FRAMES
- (19) COLOR: PAINT TO BE DETERMINED SEE SCHEDULE 2000-10
- (20) PAINTED WOOD WINDOW & DOOR FRAMES
- (21) COLOR: PAINT TO BE DETERMINED SEE SCHEDULE 2000-10

PAINT COLOURS
NOTE: REPRESENTED COLOUR IS AN APPROXIMATION OF ACTUAL PAINT COLOURS



Super
PROFESSIONAL ARCHITECTS INC.

UMBERTO'S RESTAURANT
1380 HENRI ST. #100
VANCOUVER, B.C.

PROJECT TITLE: **NORTH ELEVATION**
DATE: **01**
SCALE: **A2.03**

DATE: 10/15/2010
DRAWN BY: [Name]
CHECKED BY: [Name]