



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: September 2, 2008
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VanRIMS No.: 08-2000-20
Meeting Date: September 16, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 1700 Manitoba Street

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 2-88 West 1st Avenue, 2-26 East 1st Avenue, and 27-99 West 2nd Avenue (1700 Manitoba Street, being the application address) be approved generally as illustrated in the Development Application Number DE411797, prepared by Howard Bingham Hill Architects, and stamped "Received, Community Services Group, Development Services, May 23, 2008", 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

At a Public Hearing on July 18, 2006, City Council approved a rezoning of this site from M-2 Industrial District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 9600 was enacted on February 26, 2008.

The site spans the south-side of West 1st Avenue, between Manitoba Street and Ontario Street. 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 DE411797. 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 CD-1 By-law consists of three (3) sub-areas. The proposal in question is located in Sub-Area 1.

The proposal involves a mixed-use Retail and Residential project containing a total of 178 dwelling units. This project comprises of a 9-storey (west), 4-storey (center), and a 10-storey (east) tower. The 2.5-level underground parking is accessed from the lane and provides a total of 247 off-street parking spaces.

The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines 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 Number DE411797, 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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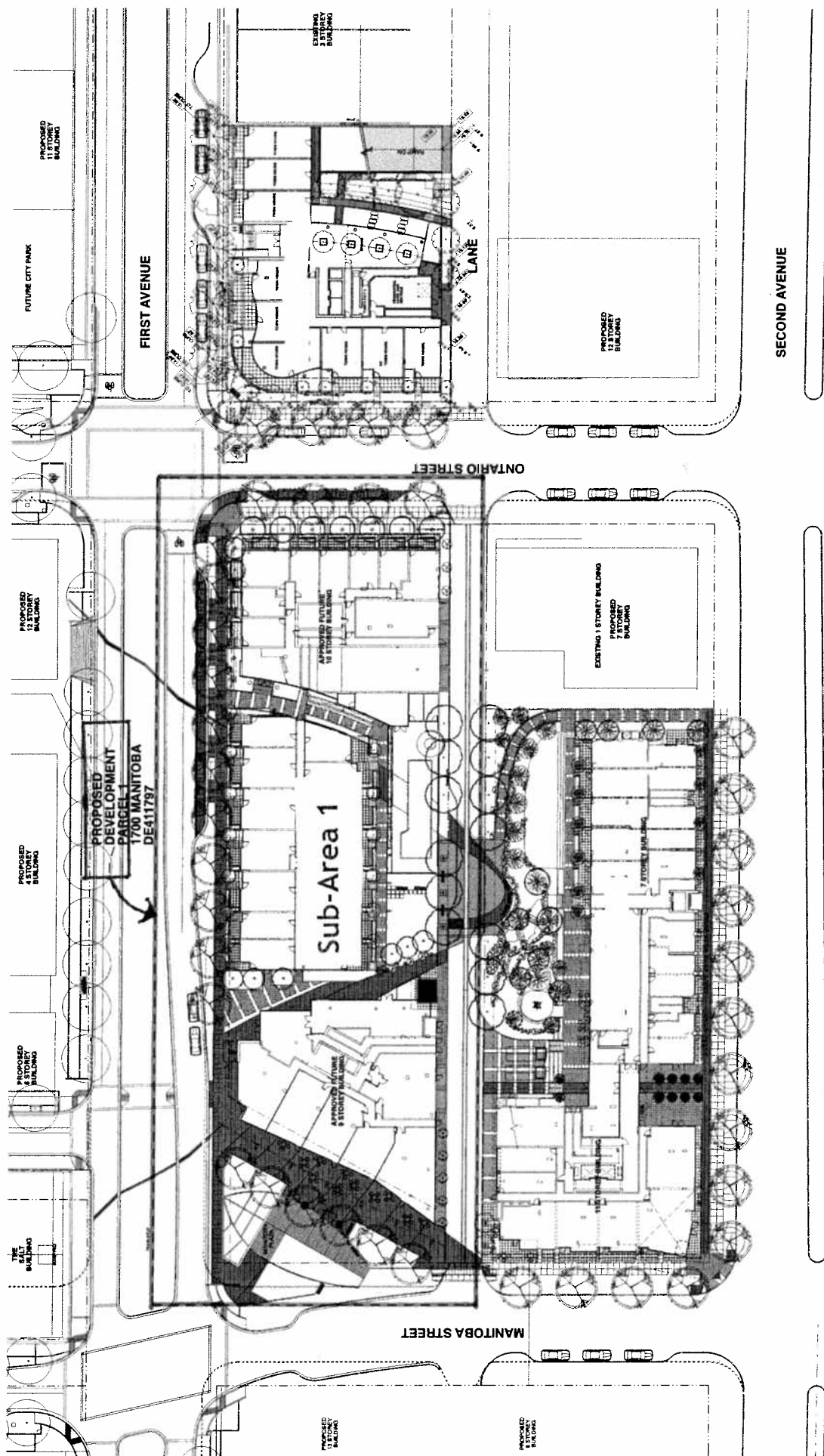


----- ZONING BOUNDARY



Site: 1700 Manitoba Street, DE411797
 City of Vancouver Planning Department

Date: 2008 August 8
 Drawn: RS



PROPOSED
10 STORY
BUILDING

PROPOSED
8 STORY
BUILDING

THE
BUILDING

PROPOSED
8 STORY
BUILDING

PROPOSED
4 STORY
BUILDING

PROPOSED
4 STORY
BUILDING

PROPOSED
11 STORY
BUILDING

FUTURE CITY PARK

FIRST AVENUE

MANITOBA STREET

ONTARIO STREET

Sub-Area 1

EXISTING
16 STORY
BUILDING

EXISTING 1 STORY BUILDING
EXISTING 2 STORY BUILDING
EXISTING 3 STORY BUILDING

PROPOSED
BUILDING

SECOND AVENUE

