



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: September 2, 2008
Author: Bill Boons
Phone No.: 604.873.7678
RTS No.: 07631
VanRIMS No.: 08-2000-20
Meeting Date: September 16, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 99 West 2nd Avenue

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 (99 West 2nd Avenue, being the application address) be approved generally as illustrated in the Development Application Number DE411230, prepared by Howard Bingham Hill Architects, and stamped "Received, Community Services Group, Development Services August 1, 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 is located on the north-side of West 2nd 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 DE411230. 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 2.

The proposal involves a mixed-use Retail, Residential and Live-Work project comprised of a 12-storey (west) and a 6-storey tower (east), all over a common three-level underground parking garage. This proposal contains a total of 135 dwelling units and 186 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'.

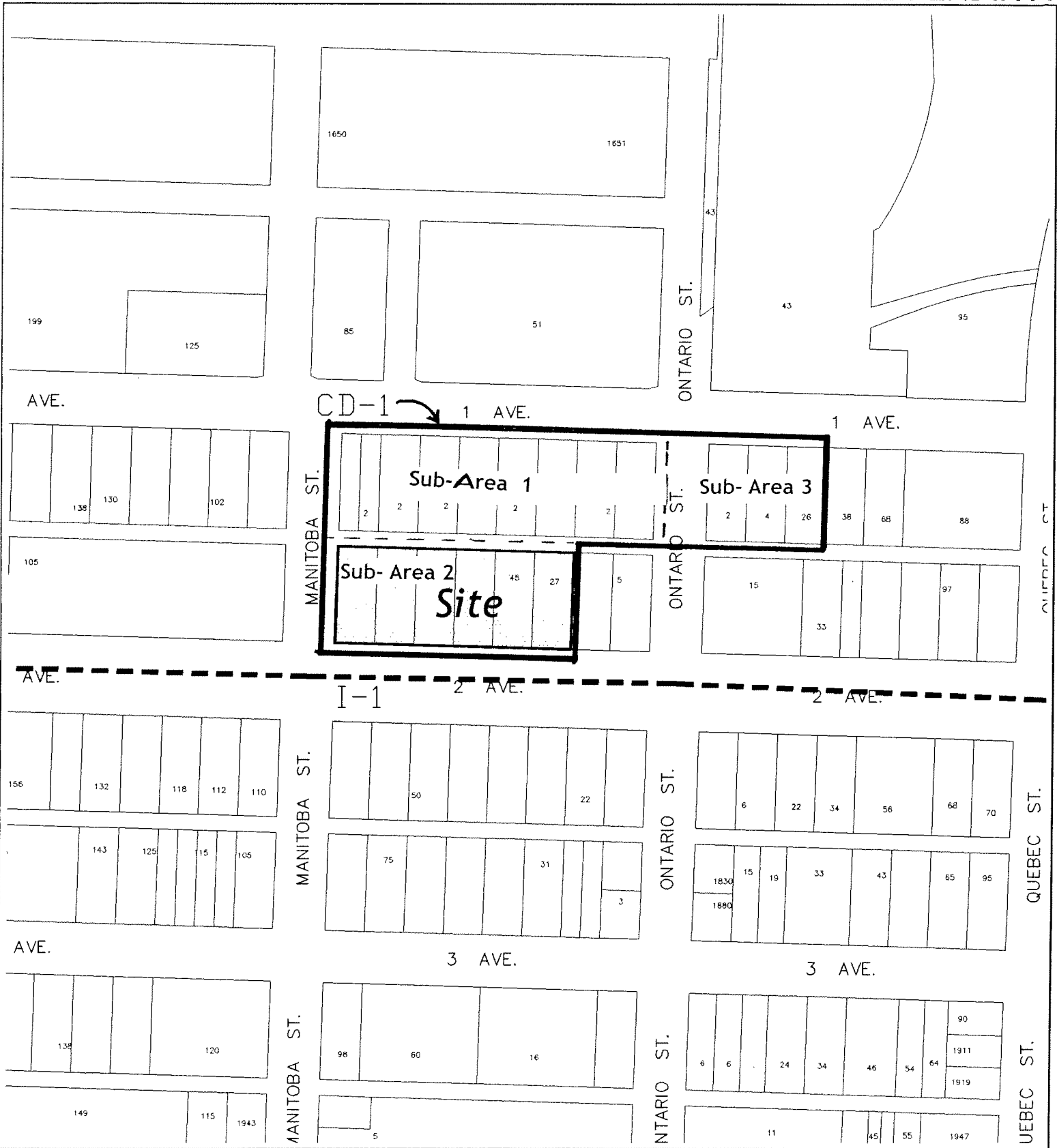
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Development Permit Board has approved Development Application Number DE411230, 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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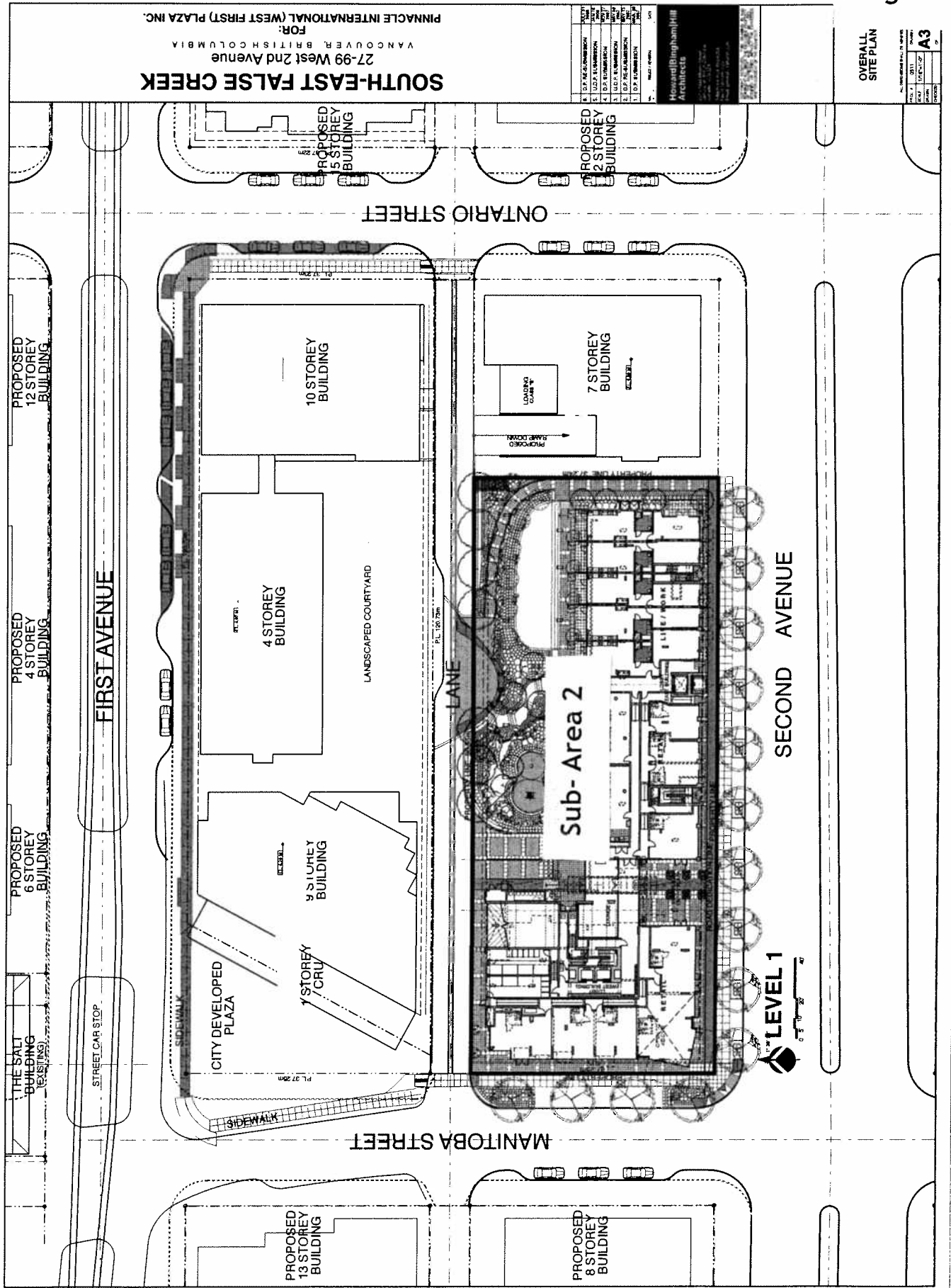


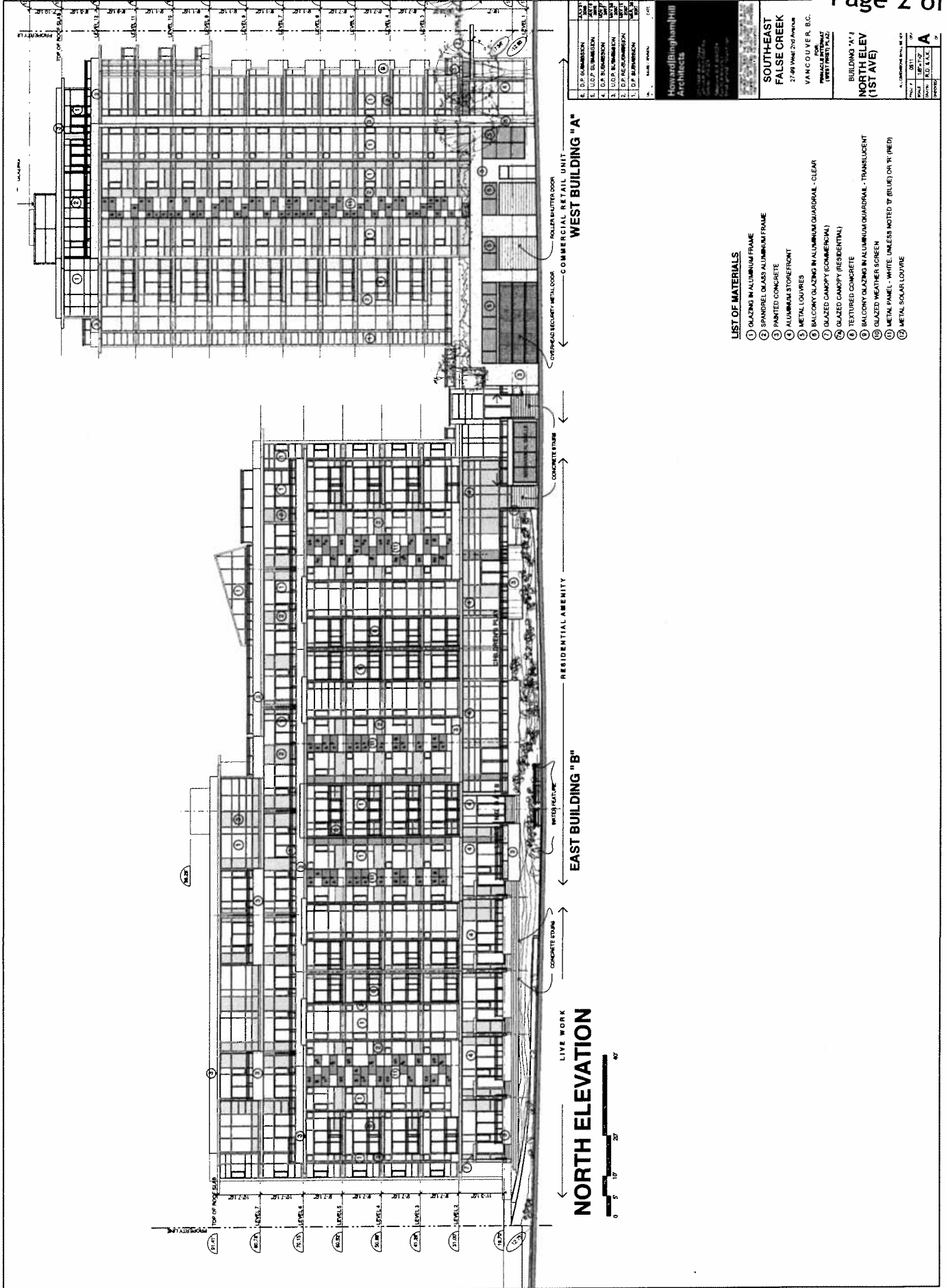
----- ZONING BOUNDARY



Site: 99 West 2nd Avenue, DE411230
 City of Vancouver Planning Department

Date: 2008 August 8
 Drawn: RS





1. D.P. SUBMISSION	DATE	10/11/2017
2. D.P. SUBMISSION	DATE	10/11/2017
3. D.P. SUBMISSION	DATE	10/11/2017
4. D.P. SUBMISSION	DATE	10/11/2017
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20. D.P. SUBMISSION	DATE	10/11/2017

HowardBinghamhill
Architects

**SOUTH-EAST
FALSE CREEK**
27-99 VINE 7th Avenue
VANCOUVER, B.C.
PHILIPPA HILL
(WEST TRUST PLACE)

**BUILDING "A" /
NORTH ELEV
(1ST AVE)**

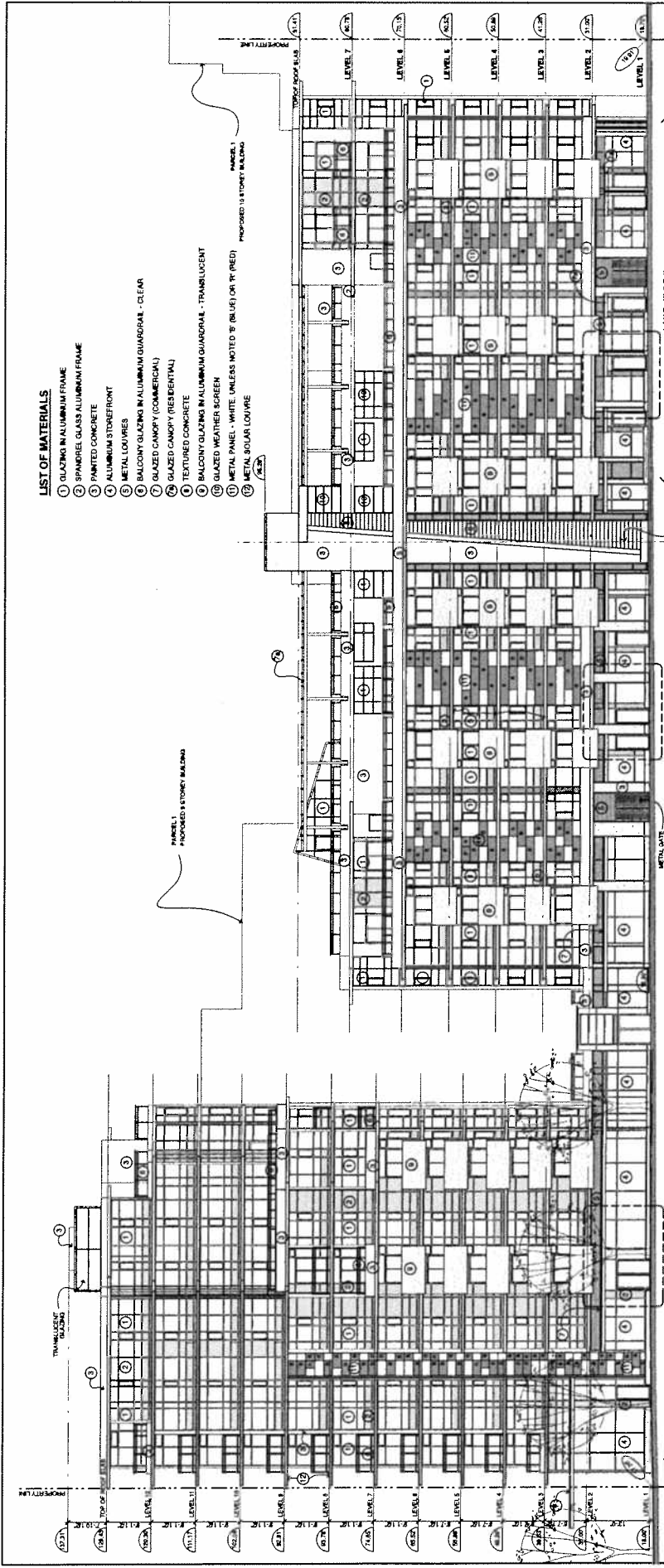
DATE	10/11/2017
BY	PH
CHECKED	PH
SCALE	AS SHOWN

- LIST OF MATERIALS**
- ① GLAZING IN ALUMINUM FRAME
 - ② SPANDREL GLASS ALUMINUM FRAME
 - ③ PAINTED CONCRETE
 - ④ ALUMINUM STOREFRONT
 - ⑤ METAL LOUVRES
 - ⑥ BALCONY GLAZING IN ALUMINUM GUARDRAIL - CLEAR
 - ⑦ GLAZED CANOPY (COMMERCIAL)
 - ⑧ GLAZED CANOPY (RESIDENTIAL)
 - ⑨ TEXTURED CONCRETE
 - ⑩ BALCONY GLAZING IN ALUMINUM GUARDRAIL - TRANSLUCENT
 - ⑪ GLAZED WEATHER SCREEN
 - ⑫ METAL PANEL - WHITE UNLESS NOTED BY BRACKET (RED)
 - ⑬ METAL SOLAR LOUVER

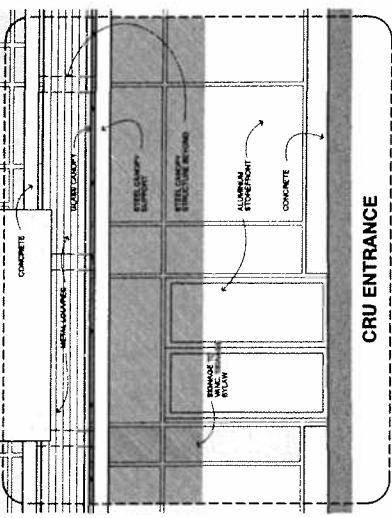
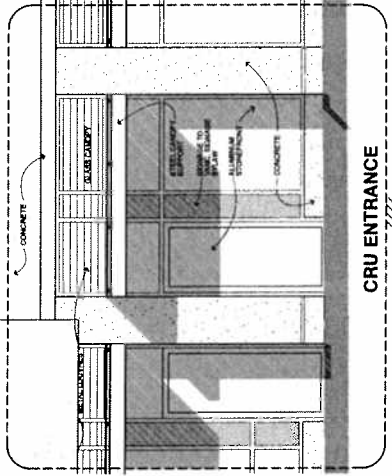
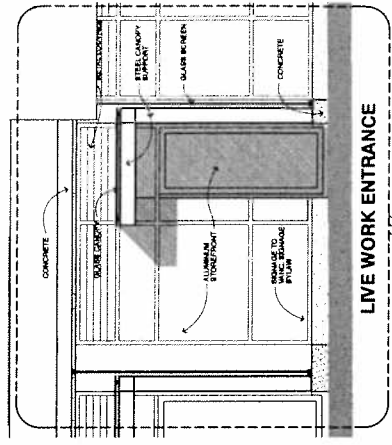
- LIST OF MATERIALS**
- 1 GLAZING IN ALUMINUM FRAME
 - 2 SPANDREL GLASS ALUMINUM FRAME
 - 3 PAINTED CONCRETE
 - 4 ALUMINUM STOREFRONT
 - 5 METAL LOUVRES
 - 6 BALCONY GLAZING IN ALUMINUM GUARDRAIL - CLEAR
 - 7 GLAZED CANOPY (COMMERCIAL)
 - 8 GLAZED CANOPY (RESIDENTIAL)
 - 9 TEXTURED CONCRETE
 - 10 BALCONY GLAZING IN ALUMINUM GUARDRAIL - TRANSLUCENT
 - 11 GLAZED WEATHER SCREEN
 - 12 METAL PANEL - WHITE (UNLESS NOTED 'B' (BLUE) OR 'R' (RED))
 - 13 METAL SOLAR LOUVER

PARCEL 1
PROPOSED 15 STORY BUILDING

PARCEL 1
PROPOSED 15 STORY BUILDING



NO.	DESCRIPTION	UNIT	QTY	DATE
1	DP SUBMITTION	SQ FT	100	10/15/11
2	DP SUBMITTION	SQ FT	100	10/15/11
3	DP SUBMITTION	SQ FT	100	10/15/11
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47	DP SUBMITTION	SQ FT	100	10/15/11
48	DP SUBMITTION	SQ FT	100	10/15/11
49	DP SUBMITTION	SQ FT	100	10/15/11
50	DP SUBMITTION	SQ FT	100	10/15/11



WEST BUILDING "A"
SOUTH ELEVATION

EAST BUILDING "B"

COMMERCIAL RETAIL UNIT

COMMERCIAL RETAIL UNIT

COMMERCIAL RETAIL UNIT

COMMERCIAL RETAIL UNIT

COMMERCIAL RETAIL UNIT

COMMERCIAL RETAIL UNIT

COMMERCIAL RETAIL UNIT

CONCRETE

CONCRETE

CONCRETE

CONCRETE

METAL LOUVRES

METAL LOUVRES

METAL LOUVRES

METAL LOUVRES

GLAZED CANOPY (COMMERCIAL)

GLAZED CANOPY (COMMERCIAL)

GLAZED CANOPY (COMMERCIAL)

GLAZED CANOPY (COMMERCIAL)

STEEL CANOPY SUPPORT

STEEL CANOPY SUPPORT

STEEL CANOPY SUPPORT

STEEL CANOPY SUPPORT

GLASS PANELS

GLASS PANELS

GLASS PANELS

GLASS PANELS

GLAZED WEATHER SCREEN

GLAZED WEATHER SCREEN

GLAZED WEATHER SCREEN

GLAZED WEATHER SCREEN

METAL SOLAR LOUVER

METAL SOLAR LOUVER

METAL SOLAR LOUVER

METAL SOLAR LOUVER

GLASS CANOPY (COMMERCIAL)

GLASS CANOPY (COMMERCIAL)

GLASS CANOPY (COMMERCIAL)

GLASS CANOPY (COMMERCIAL)

STEEL CANOPY SUPPORT

STEEL CANOPY SUPPORT

STEEL CANOPY SUPPORT

STEEL CANOPY SUPPORT

GLASS PANELS

GLASS PANELS

GLASS PANELS

GLASS PANELS

GLAZED WEATHER SCREEN

GLAZED WEATHER SCREEN

GLAZED WEATHER SCREEN

GLAZED WEATHER SCREEN

METAL SOLAR LOUVER

METAL SOLAR LOUVER

METAL SOLAR LOUVER

METAL SOLAR LOUVER

GLASS CANOPY (COMMERCIAL)

GLASS CANOPY (COMMERCIAL)

GLASS CANOPY (COMMERCIAL)

GLASS CANOPY (COMMERCIAL)

STEEL CANOPY SUPPORT

STEEL CANOPY SUPPORT

STEEL CANOPY SUPPORT

STEEL CANOPY SUPPORT

GLASS PANELS

GLASS PANELS

GLASS PANELS

GLASS PANELS

GLAZED WEATHER SCREEN

GLAZED WEATHER SCREEN

GLAZED WEATHER SCREEN

GLAZED WEATHER SCREEN

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GLAZED WEATHER SCREEN

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GLAZED WEATHER SCREEN

GLAZED WEATHER SCREEN

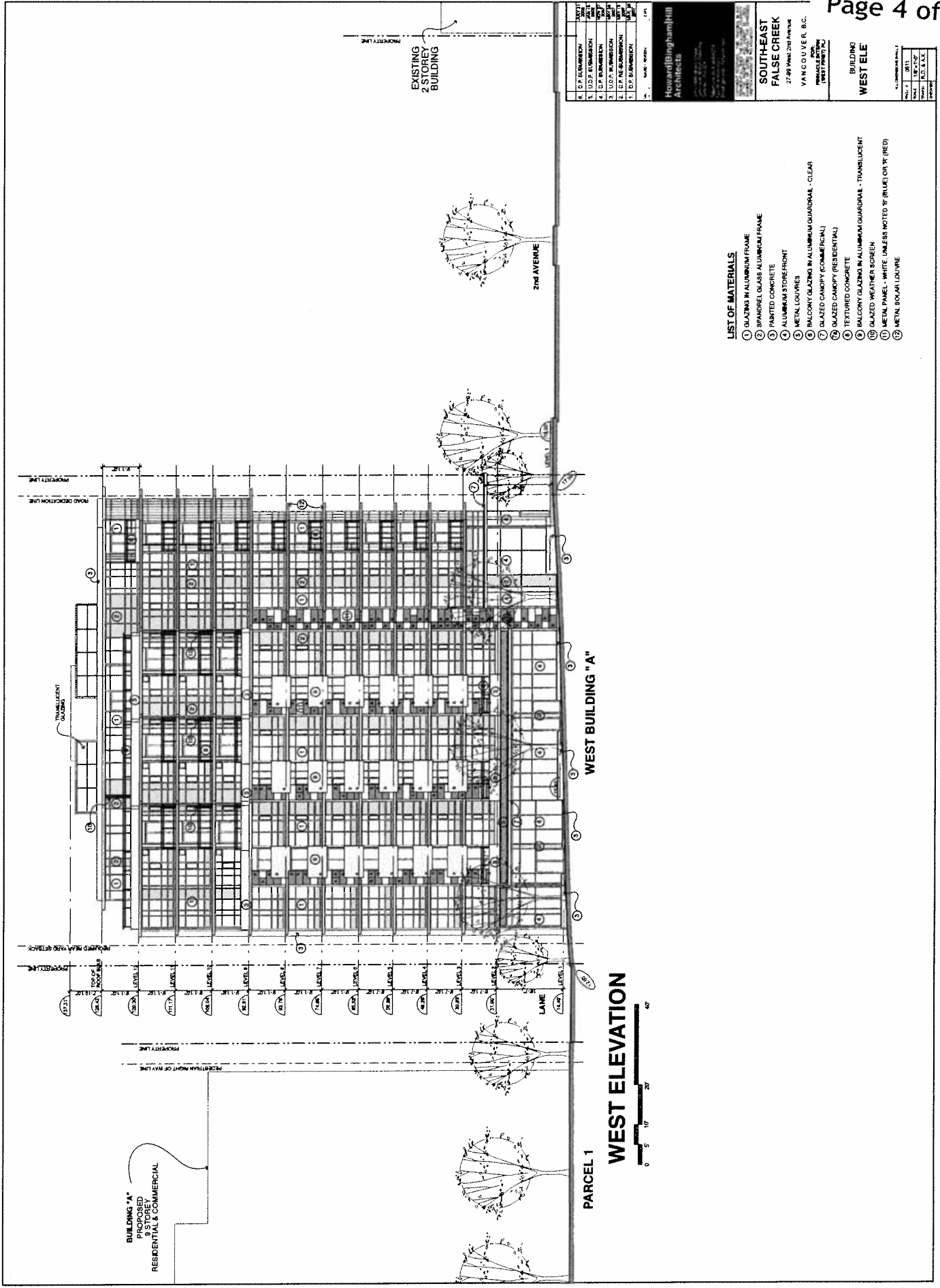
GLAZED WEATHER SCREEN

GLAZED WEATHER SCREEN

METAL SOLAR LOUVER

METAL SOLAR LOUVER

METAL SOLAR LOUVER



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- ⑪ GLAZED WEATHER SCREEN
- ⑫ METAL PANEL - WHITE (UNLESS NOTED BY (R)US OR (R) (RED))
- ⑬ METAL BOLAR LOUVER

6.	D.P. SUBMITTAL	DATE	1/11
5.	D.P. SUBMISSION	DATE	1/11
4.	D.P. SUBMISSION	DATE	1/11
3.	D.P. SUBMISSION	DATE	1/11
2.	D.P. SUBMISSION	DATE	1/11
1.	D.P. SUBMISSION	DATE	1/11

Howard(Bingham)Hill
Architects

**SOUTH-EAST
FALSE CREEK**
27-00 West 2nd Avenue
VANCOUVER, B.C.
V6T 1P6

BUILDING WEST ELEVATION	
DATE	01/11
SCALE	1/8" = 1'-0"
PROJECT	27-00 WEST 2ND AVENUE
CLIENT	WEST FRESH INC.

