



## CITY OF VANCOUVER

# A1

### ADMINISTRATIVE REPORT

Report Date: Sept 15, 2008  
Contact: Bill Boons  
Phone No.: 604.873.7678  
RTS No.: 07671  
VanRIMS No.: 08-2000-20  
Meeting Date: September 30, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Form of Development: 1575 Homer Mews

#### RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 500 Pacific Street (1575 Homer Mews being the application address) be approved generally as illustrated in the Development Application Number DE410905, prepared by Walter Francl Architects and stamped "Received, Community Services Group, Development Services August 15, 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 April 23, 1996, City Council approved a rezoning of this site from False Creek North (FCN) to Comprehensive Development District (CD-1). Council also approved, in principle, the form of development for these lands. CD-1 By-law Number 7675 was enacted on November 26, 1996. Companion Guidelines (Beach Neighbourhood, 500 and 600 Pacific Street) were adopted by Council on October 21, 1999.

The site is located on a water lot at the foot of Homer Mews. 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 DE410905. 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 Bylaw consists of five Sub-Areas. The proposal on Sub-Area 5 involves a floating Marina with docks and facilities for 22 boats; a 75 m<sup>2</sup> marina accessory building on a new float; a bridge and landing connecting the marina to the seawall; glass gate enclosures to maintain security; and off-street parking and loading spaces located off-site (1500 Homer Mews).

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'.

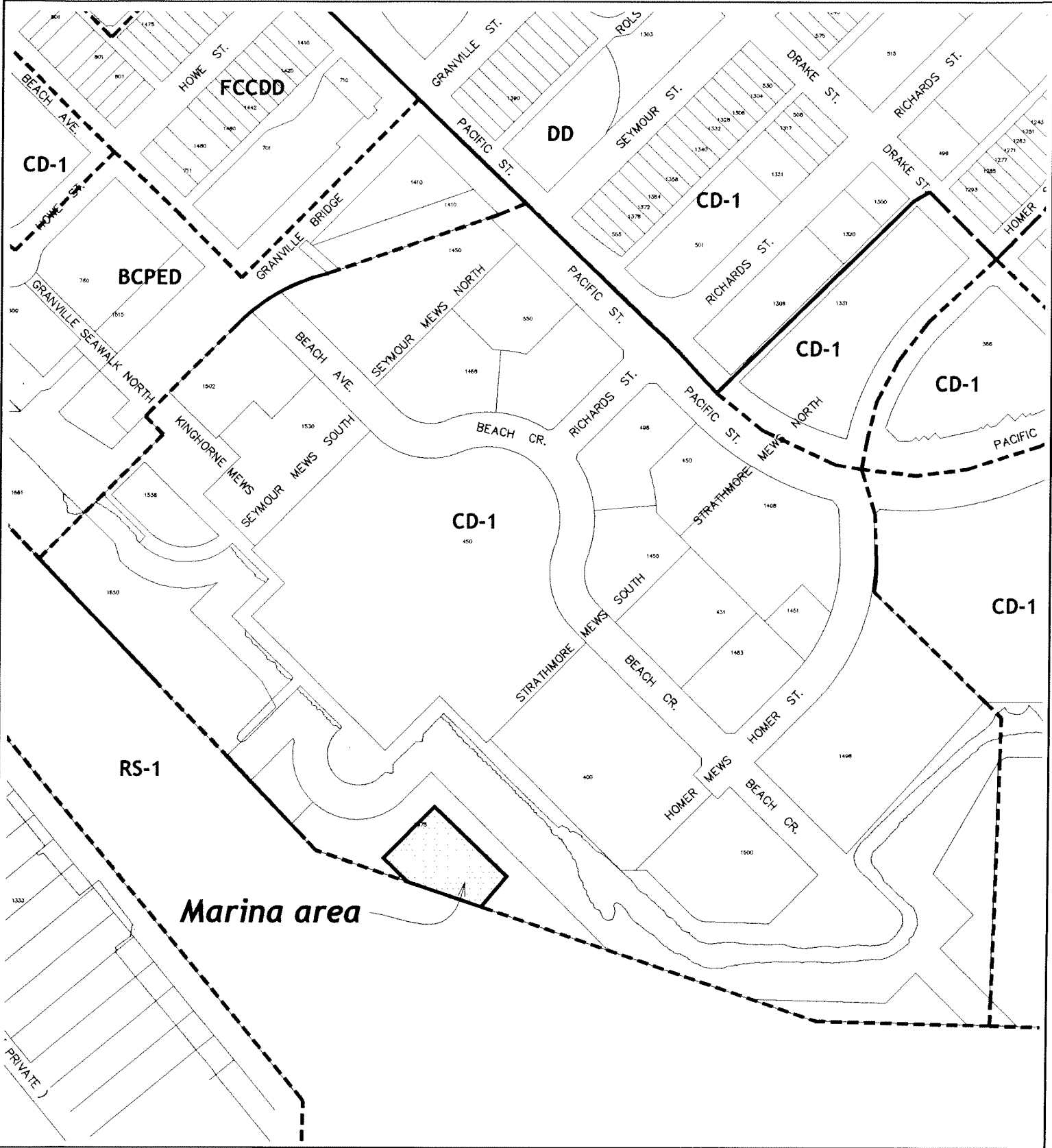
## FINANCIAL IMPLICATIONS

There are no financial implications.

## CONCLUSION

The Development Permit Board has approved Development Application Number DE410905, 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

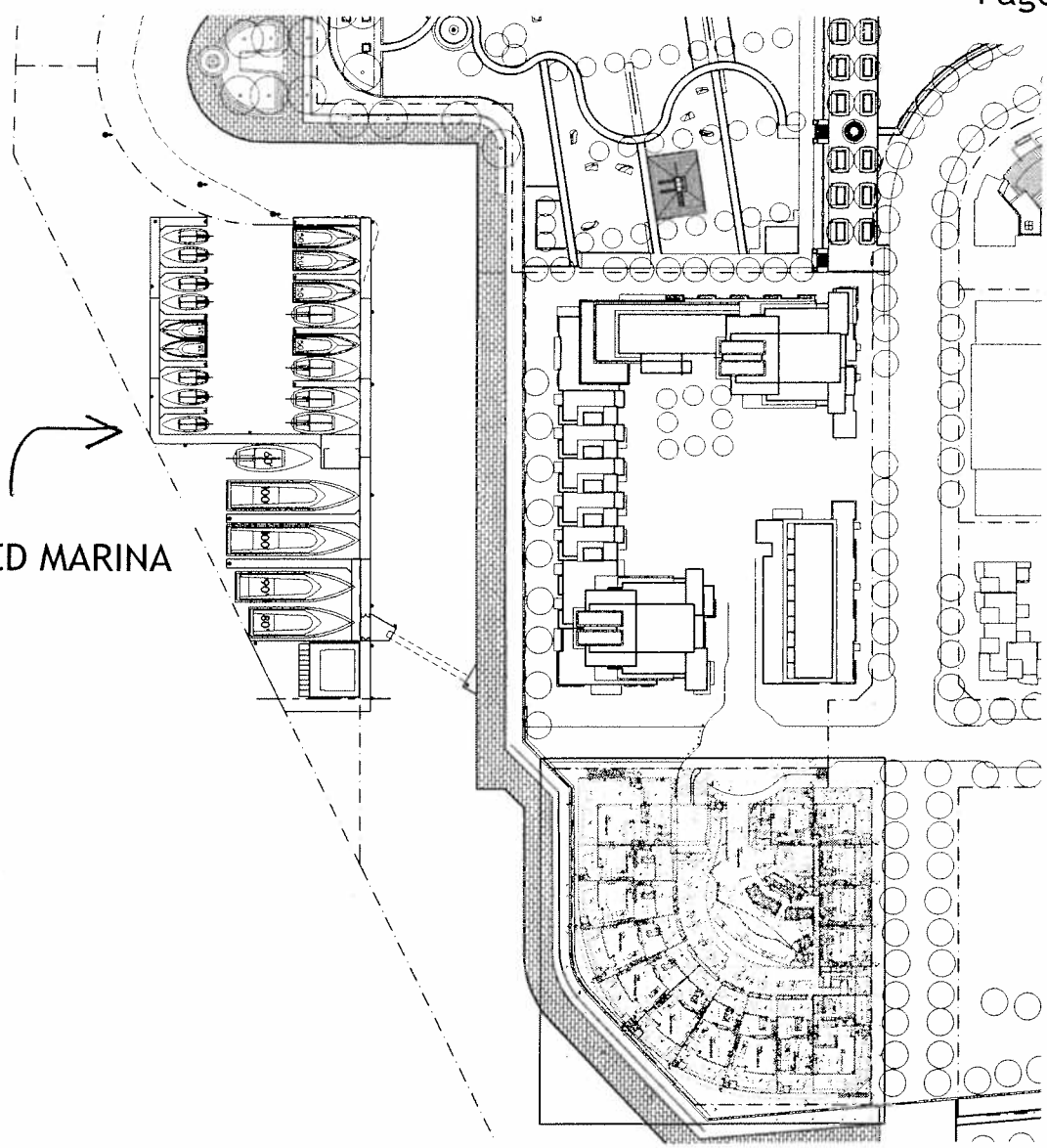


Site: 1575 Homer Mews, DE410905  
City of Vancouver Planning Department

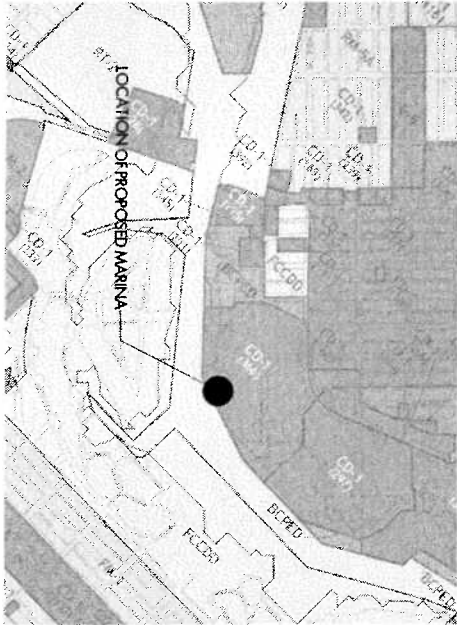
Date: 2008 September 9th  
Drawn: RS

2 SITE PLAN  
SCALE: 1:500

PROPOSED MARINA



1 LOCATION PLAN  
SCALE: 1:500



<b>PROJECT TEAM</b>		<b>PROJECT INFORMATION</b>	
ARCHITECTURAL CONSULTANTS: WALTER FRANCI ARCHITECT INC. 1573 HOMER AVENUE, VANCOUVER, BC V6J 1H4 TEL: 604.688.3252 FAX: 604.688.5985 WWW.WALTERFRANCI.COM ARCHITECTS: WALTER FRANCI ARCHITECT INC. 1573 HOMER AVENUE, VANCOUVER, BC V6J 1H4 TEL: 604.688.3252 FAX: 604.688.5985 WWW.WALTERFRANCI.COM		LEGAL DESCRIPTION: LOT 248, EXCEPT PART IN PLAN LMP-4862 DISTRICT OF VANCOUVER NEW WESTMINSTER DISTRICT LMP 20177	
JAMES CHAMBERLAIN 907 GARDEN STREET, VANCOUVER, BC V6P 1C7 TEL: 604.688.3252 FAX: 604.688.5985 WWW.WALTERFRANCI.COM		CIVIC ADDRESS: 1573 HOMER AVENUE VANCOUVER, BRITISH COLUMBIA OCCUPANCY: GROUP A2 - ASSEMBLY MARINA AREA: 4410 m <sup>2</sup> BUILDING AREA: 75 m <sup>2</sup> FSR: 0.212	
<b>DRAWING INDEX</b>		<b>ALLOWED PROPOSED</b>	
A 000	LOCATION PLAN & PROJECT INFORMATION	BUILDING HEIGHT:	6.100m / 4.287m
A 101	SITE PLAN	CONSTRUCTION:	COMBUSTIBLE
A 102	PARKING PLAN	BUILDING HEIGHT:	1 STOREY
A 103	SITE ELEVATIONS	STREET'S FACING:	N/A
A 210	FLOOR PLANS	SPRINKLERED:	YES
A 251	FLOAT DETAILS	FIRE ALARM SYSTEM:	NO
A 300	NORTH & SOUTH ELEVATIONS	MARINA PARKING:	PAVING TO BE PROVIDED IN BUILDING IN PROPERTY PROVIDING PARKING IS WITHIN 5M OF MARINA PROPERTY LINE
A 301	EAST & WEST ELEVATIONS		11 REQUIRED (5 STALL PER 2 BERTHS)
A 400	SECTION A-A		* 121 CLASS X-1 LANDING AT GRADE + 1 CLASS X-1 LANDING IN UNDERGROUND PARADE

Project No. 2522  
Drawing No. A000

Drawing Title  
**SITE PLAN PROJECT INFORMATION**

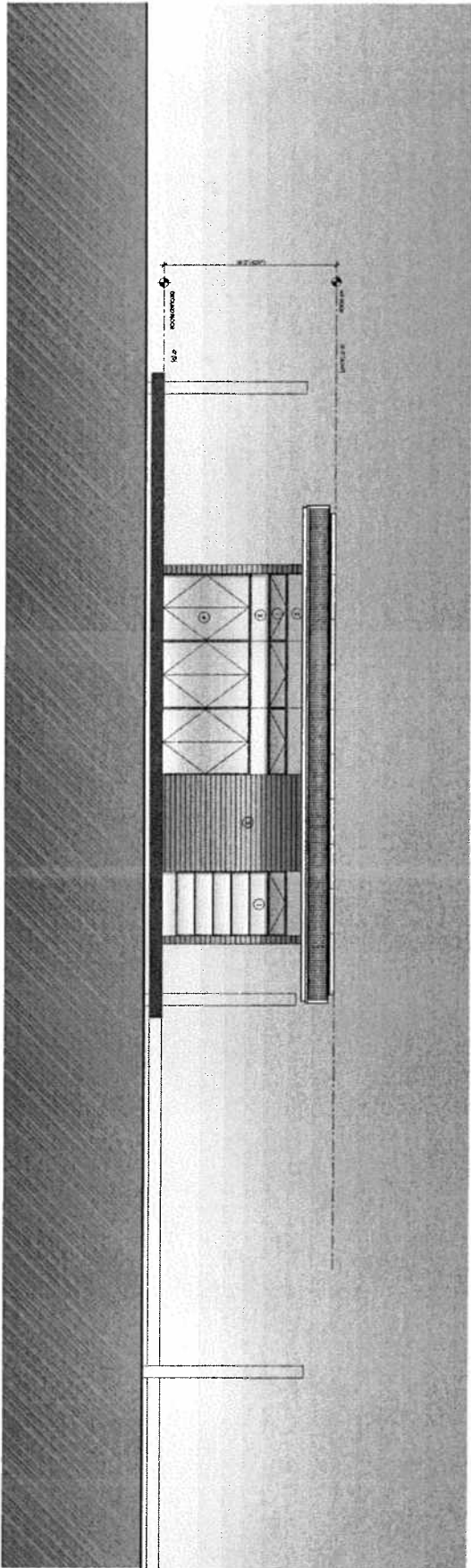
Project Area 1 Marina

Issued For: NOV 23, 2008  
DP APP. DP PRIOR-TO AUG 14, 08

**Walter Francl Architect Inc.**  
 1584 West 2nd Ave., Vancouver, B.C., V6J 1H4  
 Tel: 604.688.3252 Fax: 604.688.5985  
 Date: OCT 2, 2008 Scale: AS SHOWN  
 Drawn: MA Checked: WF

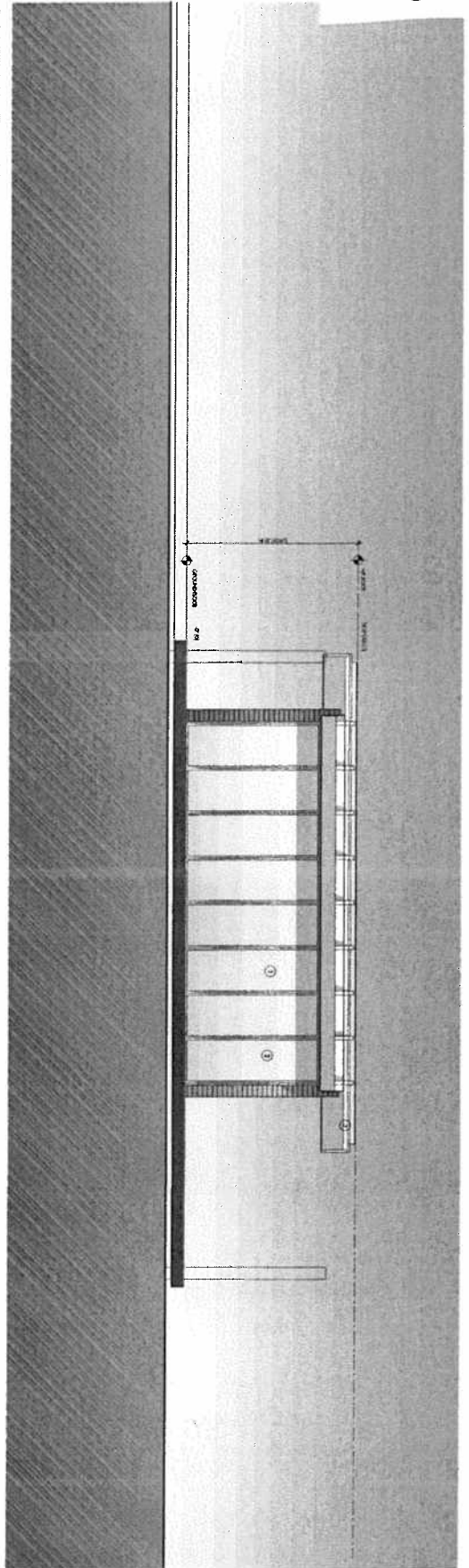
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NORTH ELEVATION  
1:50



- 1 GLEN QUARTER PLYUM WALL
- 2 ZINC VANGUARD CLADDING
- 3 ZINC VANGUARD CLADDING
- 4 METAL DOOR FINISH

SOUTH ELEVATION  
1:50



Project No.  
**2522**  
Drawing No.  
**A-300**

Drawing Title  
**NORTH & SOUTH  
ELEVATIONS**

Project  
**Area 1  
Marina**

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DP APP. NOV. 23, 2006  
DP BOARD APRIL 18, 2007  
DP PRIOR TO AUGUST 14, 2006

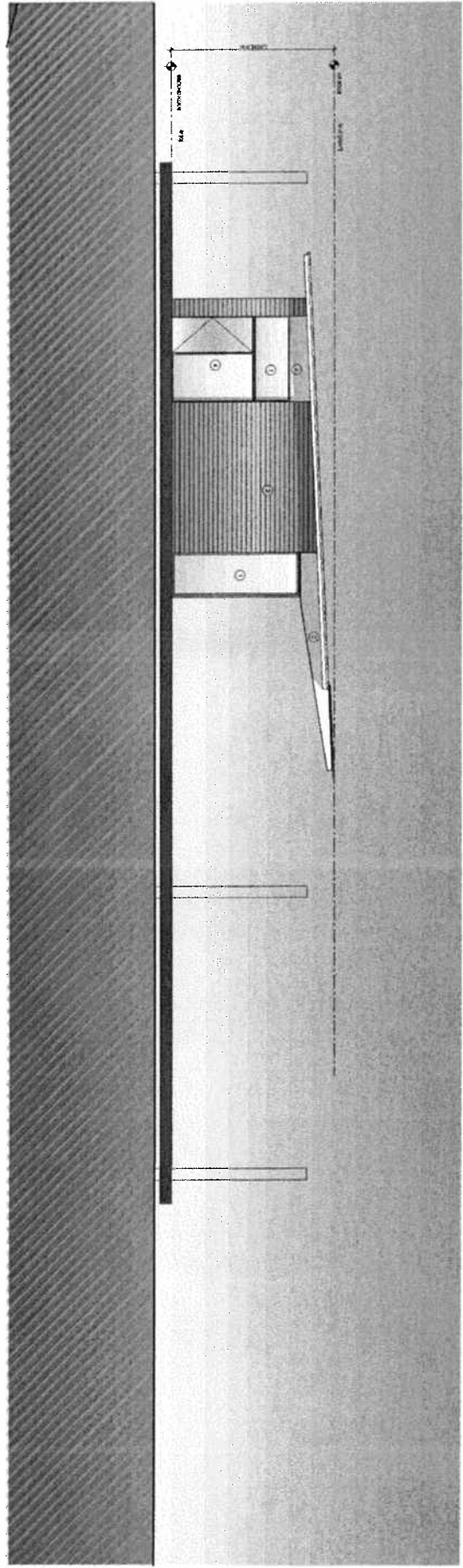
**Walter Francl Architect Inc.**

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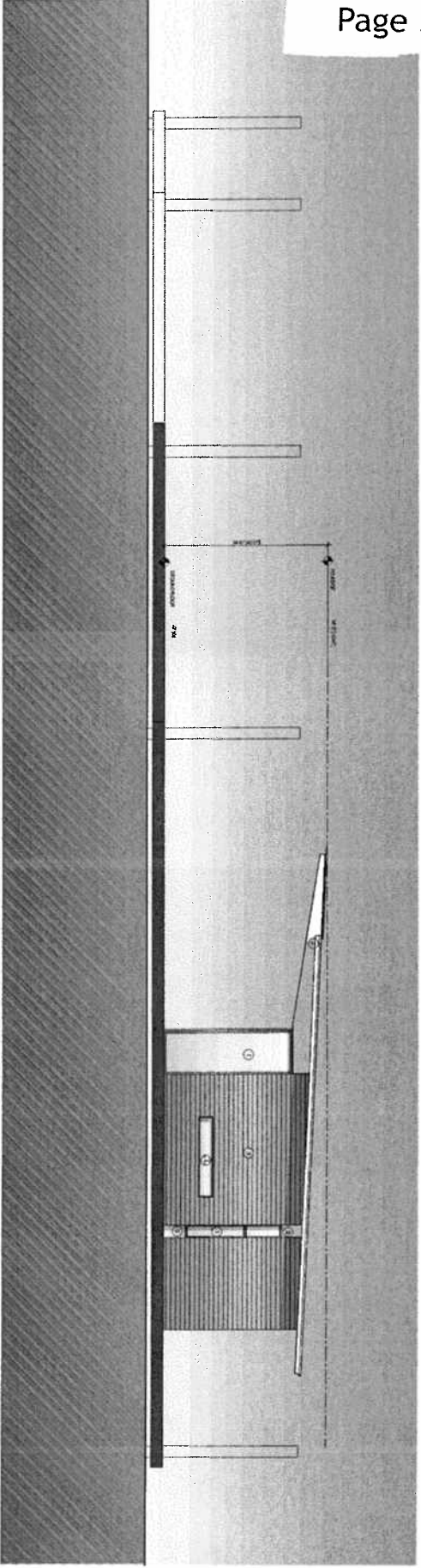
Date OCT 2, 2006  
Drawn MA

Scale 1:50  
Checked WF

EAST ELEVATION  
1:50



WEST ELEVATION  
1:50



1. QUANTIFICATION
2. FINISHES
3. MATERIALS
4. NOTATION

Project No.  
**2522**  
Drawing No.  
**A-301**

Drawing Title  
**EAST & WEST  
ELEVATIONS**

Project  
**Area 1  
Marina**

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DP BOARD APR. 10, 2007  
DP PRIOR TO AUGUST 14, 2006

**Walter Francis Architect Inc.**  
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