



CITY OF VANCOUVER

A2

ADMINISTRATIVE REPORT

Report Date: Sept 15, 2008
Contact: Bill Boons
Phone No.: 604.873.7678
RTS No.: 07672
VanRIMS No.: 08-2000-20
Meeting Date: September 30, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 277 Thurlow Street

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 501 Bute Street (277 Thurlow Street being the application address) be approved generally as illustrated in the Development Application Number DE411944, prepared by IBI/HB Architects and stamped "Received, Community Services Group, Development Services July 10, 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 June 29, 1995, City Council approved a rezoning of this site from Central Waterfront District (CWD) to Comprehensive Development District (CD-1). Council also approved, in principle, the form of development for these lands. CD-1 By-law Number 7681 was enacted on November 26, 1996. Companion Guidelines (Harbour Green Neighbourhood, 501 Bute Street CD-1 Guidelines) were also adopted by Council at this time.

At a Public Hearing on May 28, 1998, Council approved amendments to increase the floor area permitted for Retail and Service Uses, and exclude accessory uses customarily ancillary to Park uses from floor area calculations. These amendments (By-laws Numbered 7922 and 7923) were enacted on July 21, 1998.

The site is located on the north side of West Cordova Street, west of Thurlow 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 DE411944. 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 consists of five Sub-Areas. The proposal involves construction of a 32-storey residential tower in Sub-Area 3, having eight townhouses at grade level (total of 82 dwelling units), over four levels of underground parking, providing 223 off-street parking spaces and 229 bicycle 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'.

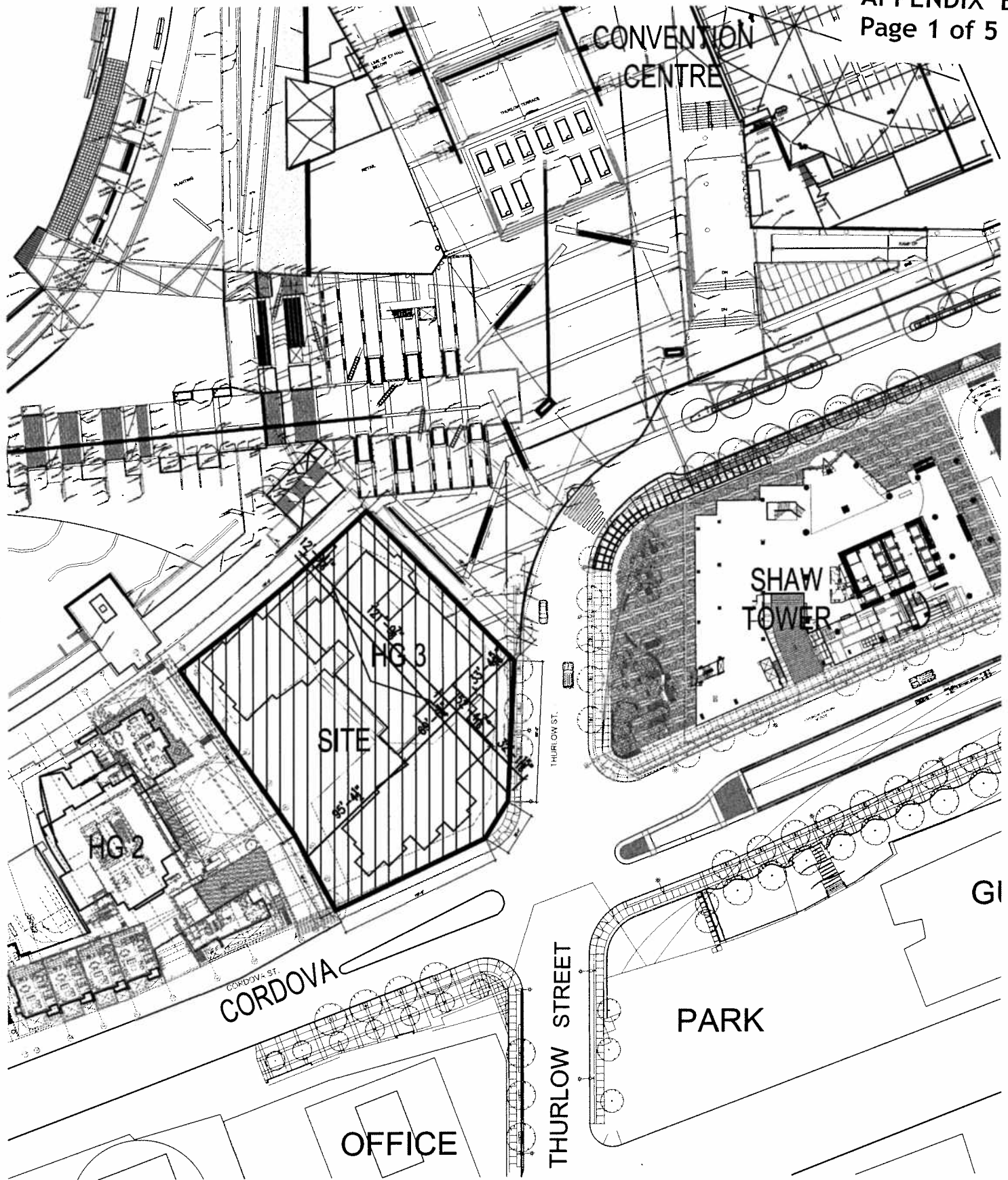
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Development Permit Board has approved Development Application Number DE411944, 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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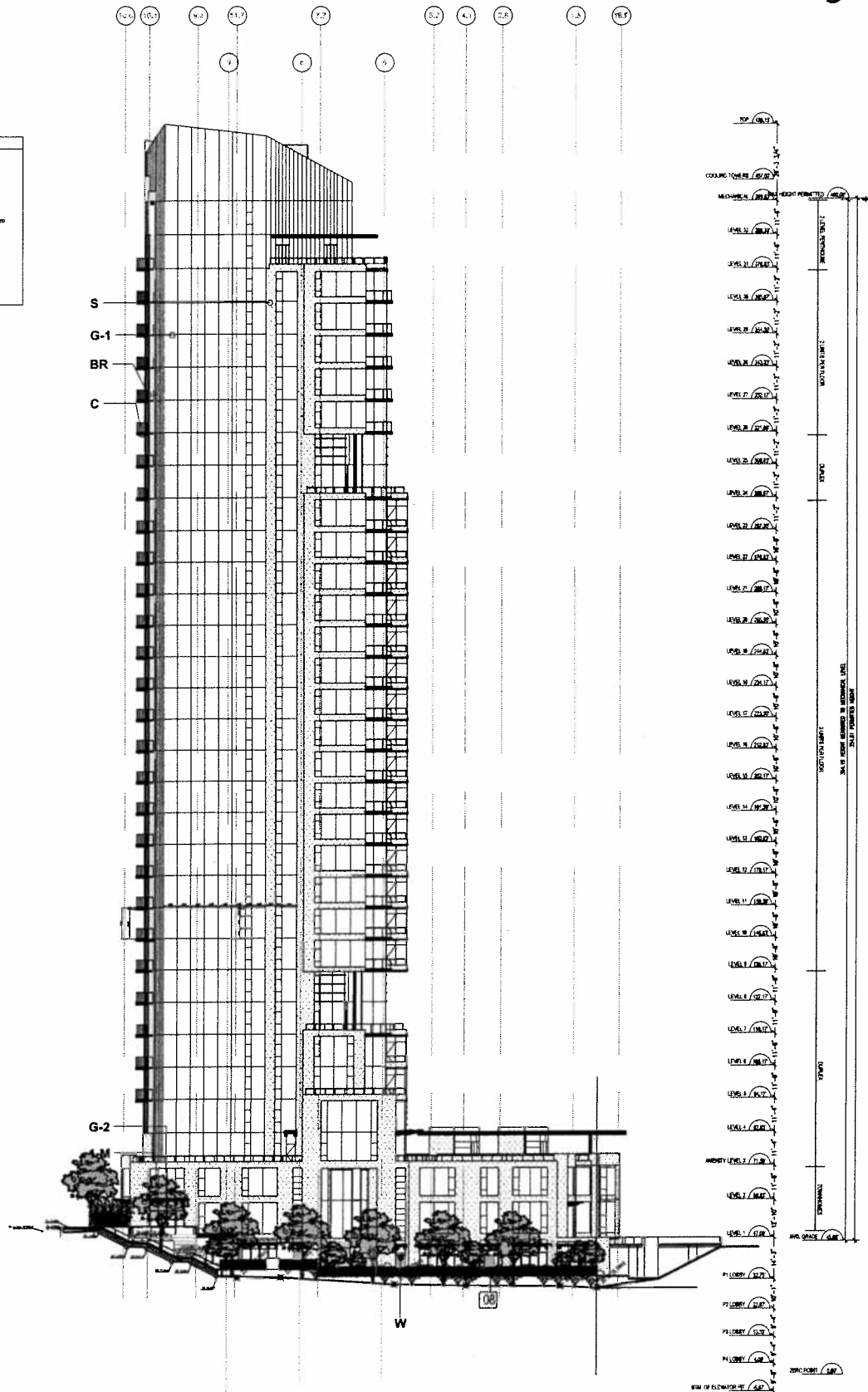


IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 4376
fax 604 681 2770

PROJECT TITLE: HARBOUR GREEN 3	ISSUED FOR: PRIOR TO DP	DATE: 9/10/2008	SCALE: 3/256"=1'-0"
SHEET TITLE: PARTIAL CONTEXT PLAN	SHT REFER. #: DP1.02	JOB NO. #: 18831	REV. #: ASK-07

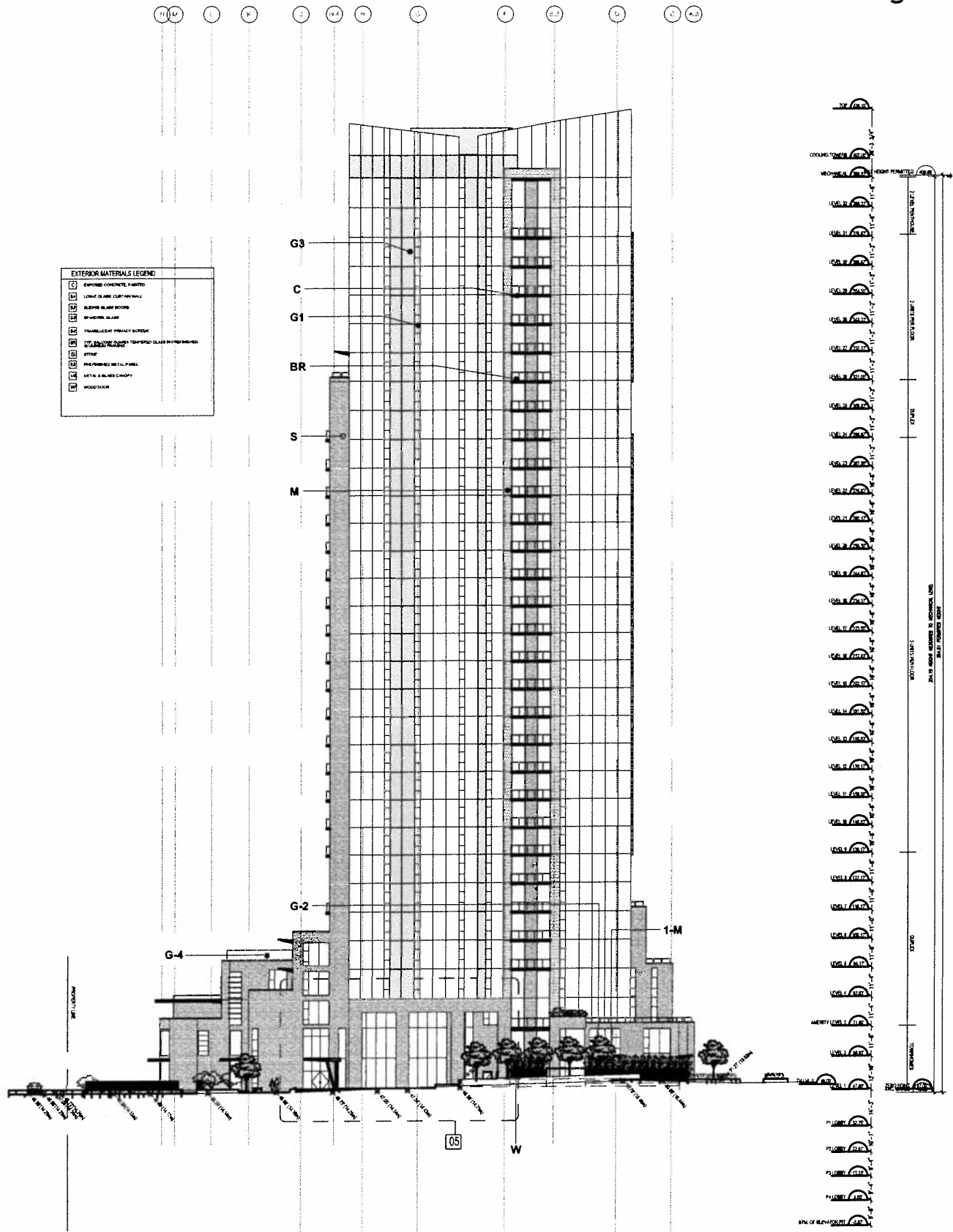
EXTERIOR MATERIALS LEGEND

1	PREFINISHED CONCRETE PANELS
2	CLASH OF CORNER COURTYARD WALL
3	ALUMINUM BLIND DOORS
4	SPANDREL GLASS
5	THINSLICHT PROJECT BALCONY
6	ALUMINUM CURTAIN WALL
7	TEMPERED GLASS IN PREFINISHED
8	STONE
9	PERFORATED METAL PANEL
10	METAL CLADDING CURTAIN
11	WOOD PANEL



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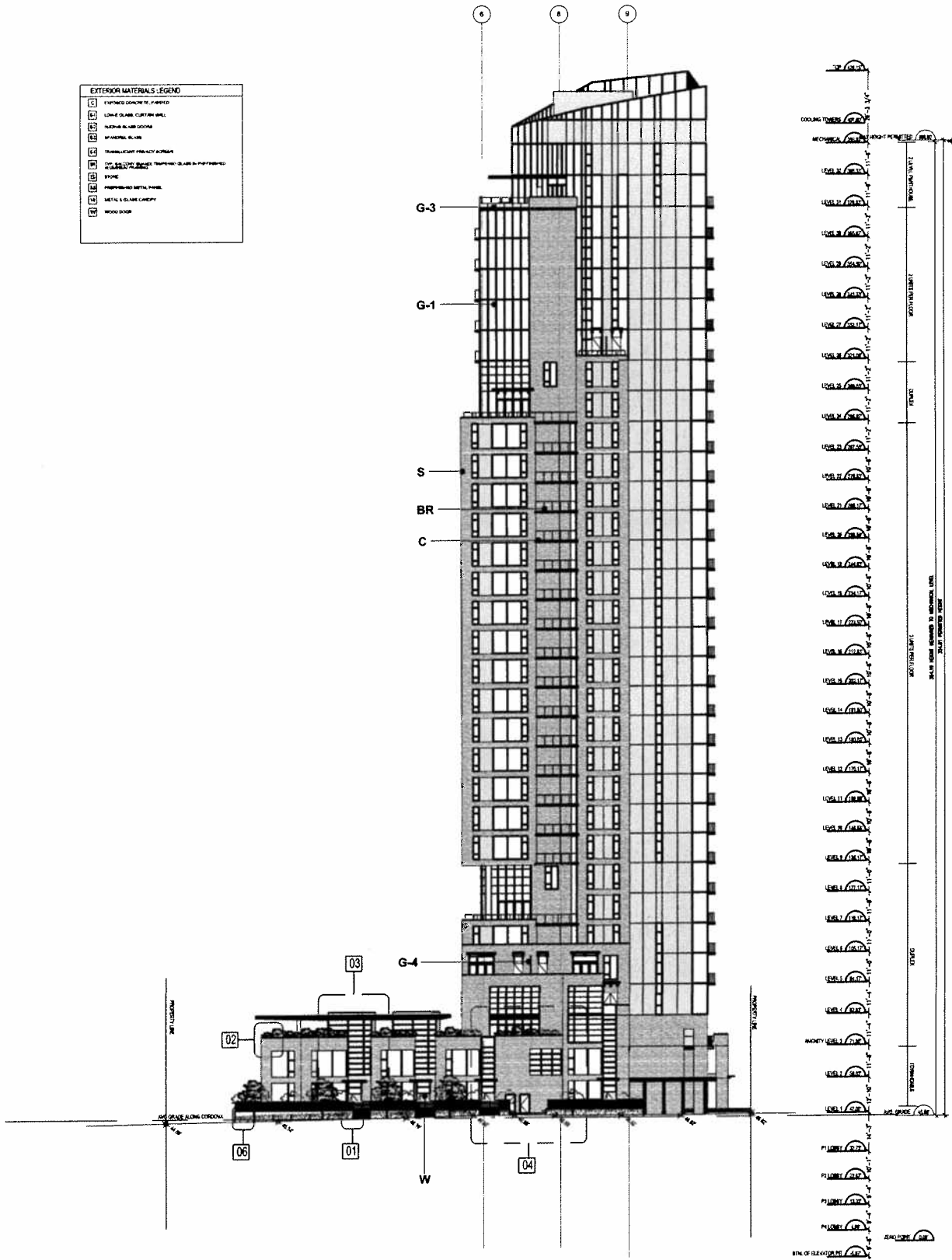
PROJECT TITLE: HARBOUR GREEN 3	ISSUED FOR: PRIOR TO DP	DATE: 9/10/2008	SCALE: 5/256"=1'-0"
SHEET TITLE: NORTH ELEVATION	SHT REFER. #: DP4.01	JOB NO. #: 18831	REV. #: ASK-09



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PROJECT TITLE: HARBOUR GREEN 3	ISSUED FOR: PRIOR TO DP	DATE: 9/10/2008	SCALE: 5/256"=1'-0"
SHEET TITLE: EAST ELEVATION	SHT REFER. #: DP4.01	JOB NO. #: 18831	REV. #: ASK-10

EXTERIOR MATERIALS LEGEND	
[Symbol]	EXPOSED CONCRETE FINISH
[Symbol]	LOWE GLASS CURTAIN WALL
[Symbol]	ALUMINUM CLADDING
[Symbol]	SPANDREL GLASS
[Symbol]	TRANSILLUCENT POLYETHYLENE GLASS
[Symbol]	UPPER LEVELS: BRICK; TERRAZZO; GLASS IN PART FINISHED; LOWER LEVELS: CONCRETE
[Symbol]	STONE
[Symbol]	PAVING/BRICK METAL PANEL
[Symbol]	METAL & GLASS CANOPY
[Symbol]	WOOD DOOR



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PROJECT TITLE: HARBOUR GREEN 3	ISSUED FOR: PRIOR TO DP	DATE: 9/10/2008	SCALE: 5/256"=1'-0"
SHEET TITLE: SOUTH ELEVATION	SHT REFER. #: DP4.02	JOB NO. #: 18831	REV. #: ASK-11

