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ADMINISTRATIVE REPORT

Report Date: January 14, 2009
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 07845
VanRIMS No.: 08-2000-20
Meeting Date: February 3, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 1025 Denman Street

RECOMMENDATION

THAT the revised form of development for the CD-1 zoned site known as 1001 - 1015 Denman Street (1025 Denman Street being the application address) be approved generally as illustrated in the Development Application Number DE411103, prepared by Egil Lyngen Architect, and stamped "Received, Community Service Group, Development Services, December 7, 2007", 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 revised form of development for this above-noted CD-1 zoned site.

BACKGROUND

At a Public Hearing on July 22, 2004, City Council approved a rezoning of this site from Multiple Dwelling District (RM-5B) and Commercial District (C-5) to Comprehensive Development District (CD-1). Council also approved, in principle, the form of development for these lands. CD-1 By-law No. 8978 was enacted on February 1, 2005.

The site is located at the southwest corner of the Denman and Nelson Streets' intersection. 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 DE409185, to construct a five-storey, mixed use commercial and residential building. Council approved the form of development for this site on November 1, 2005. This Development Permit has expired and the proposal has been abandoned.

DISCUSSION

The current proposal involves a one-storey addition to the existing building on this site, including a new retail store at the south end of the building and minor additions on the east and west sides of the existing building.

The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

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

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE411103, 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.

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