



A2

ADMINISTRATIVE REPORT

Report Date: February 17, 2009
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 07930
VanRIMS No.: 08-2000-20
Meeting Date: March 3, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 26 SW Marine Drive

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 26 SW Marine Drive be approved generally as illustrated in the Development Application Number DE412090, prepared by, Kasian Architecture, Interior Design and Planning, and stamped "Received, Community Service Group, Development Services, February 13, 2009", 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 the *Charter* requirements, this report seeks Council's approval for the form of development for this above-noted CD-1 zoned site.

BACKGROUND

At a Public Hearing held on November 13, 15, and 27, 2007, City Council approved a rezoning of this site from Industrial District (I-2) to Comprehensive Development District (CD-1). CD-1 By-law No. 9763 was enacted on November 25, 2008.

The site is located on the south side of SW Marine Drive with Ontario Street to the east and West 69th Avenue to the south. 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 DE412090. 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 proposal is for a mixed-use development with retail and service uses, including a Canadian Tire store, and two levels of parking. The design incorporates retention of the existing Heritage façade on the site.

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 Director of Planning has approved Development Application Number DE412090, 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 City Council.

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APPENDIX A

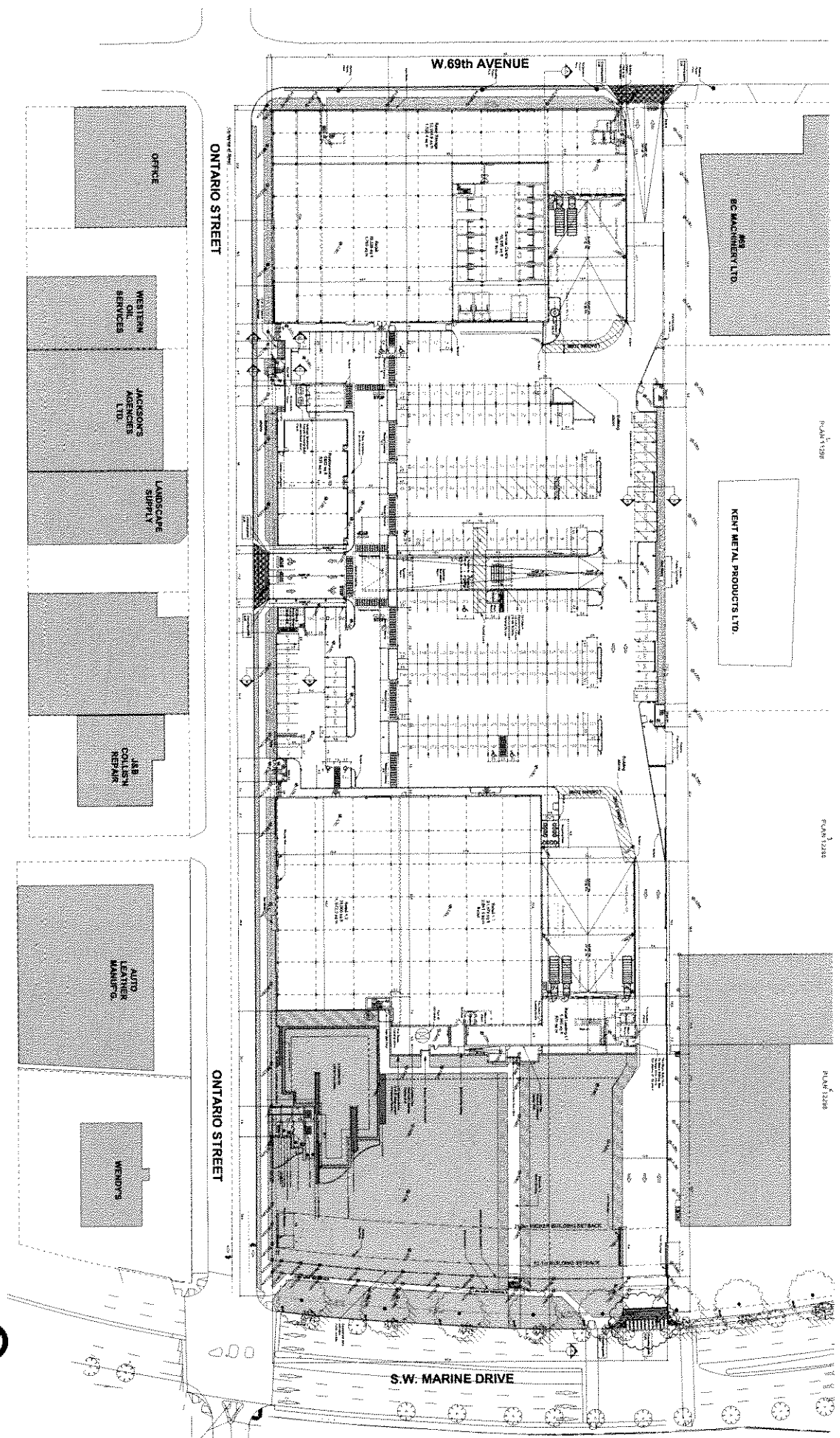



----- ZONING BOUNDARY



Site: 26 S.W. Marine Drive, CD-1 (475)
DE412090
City of Vancouver Planning Department

Date: 2009 February 10
Drawn: RS



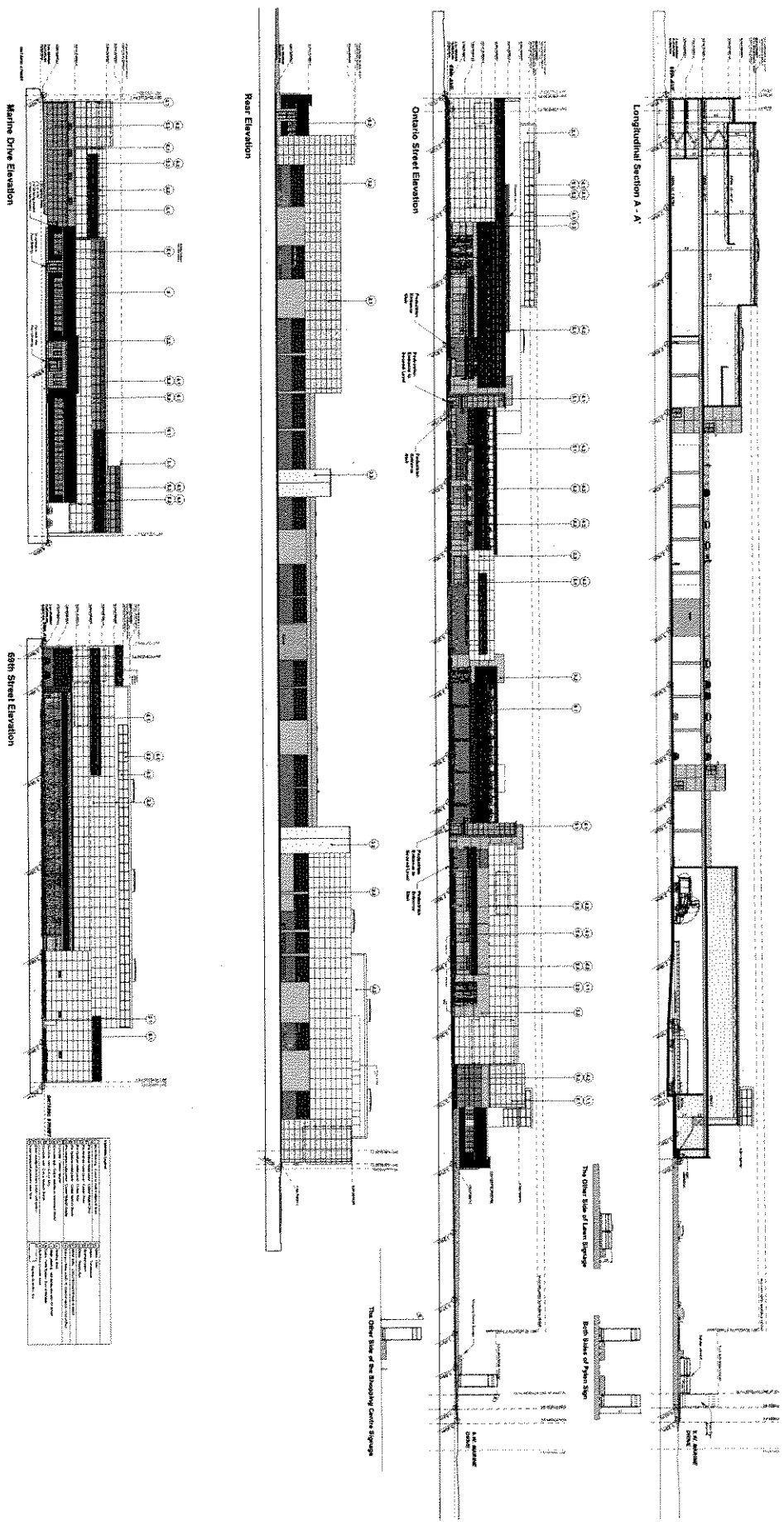


CONCRETE TIME

L1 Planscale 1:300
 SW Marine Drive
 Vancouver, BC

DP-03 R1
 Apr. 15, 08
 Project 0231

kasian



KASLIAN ARCHITECTS

Elevations + Section Scale 1:300

SW Marine Drive

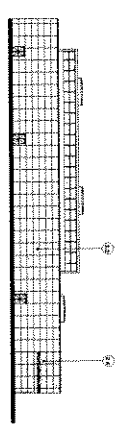
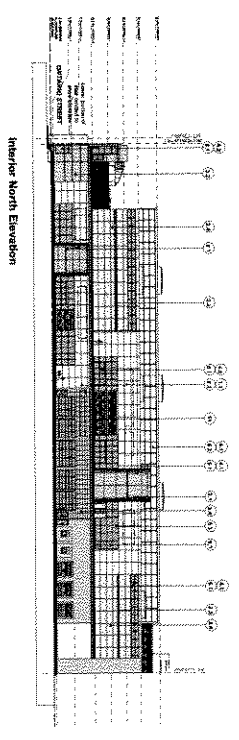
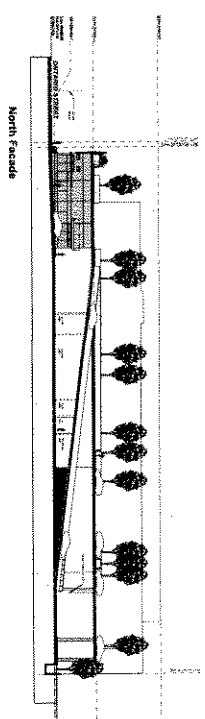
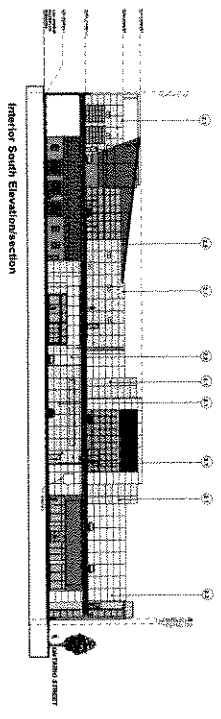
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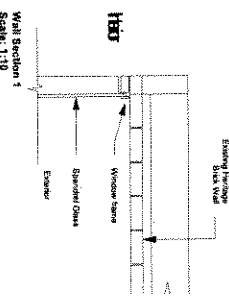
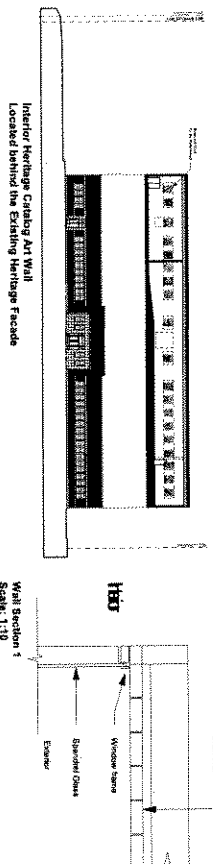
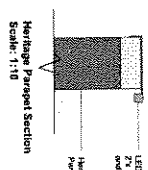
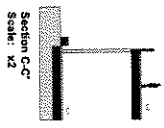
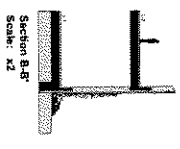
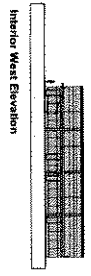
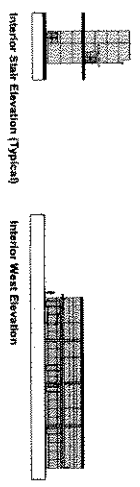
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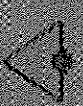
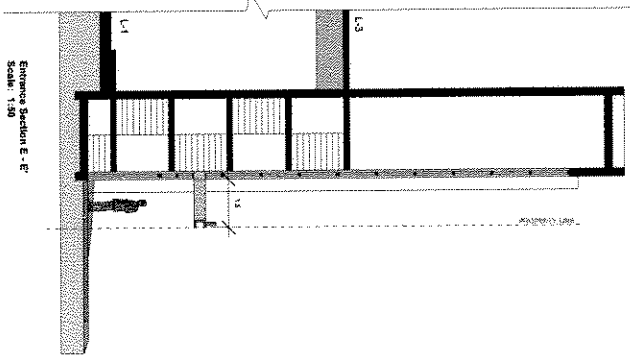
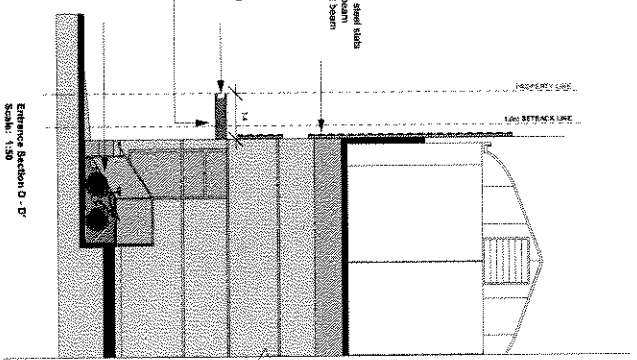
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- Traffic structure
- horizontal perforated steel slats
- vertical perforated slats
- concrete support

- Weather protection
- Entry canopy
- Painted C-channel

- Pol light
- Weather protected
- data storage area



CHIMBORRÓN TIRE

Interior Elevations Scale 1:300

3111 Marine Drive
Vancouver, BC

DP - 17 R1
Apr. 15, 09
Project 0231

