



# A5

## ADMINISTRATIVE REPORT

Report Date: February 17, 2009  
Contact: Andrea Law  
Contact No.: 604.871.6120  
RTS No.: 07939  
VanRIMS No.: 08-2000-20  
Meeting Date: March 3, 2009

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Form of Development: 100 West 1<sup>st</sup> Avenue

### RECOMMENDATION

THAT the form of development for this site known as 140 West 1<sup>st</sup> Avenue (100 West 1<sup>st</sup> Avenue being the application address), be approved generally as illustrated in the Development Application Number DE411503, prepared by GBL Architects Group, and stamped "Received, Community Service Group, Development Services, July 3, 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 the *Charter* requirements, this report seeks Council's approval for this portion of the above noted CD-1 site.

## **BACKGROUND**

At a Public Hearing on September 26, 2006, City Council approved a rezoning of this site from Industrial District (M-2) to Comprehensive Development District (CD-1). Council also approved in principle, the form of development for these lands. CD-1 By-law No. 9594 was enacted on February 12, 2008.

On February 21, 2008, Council approved amendments to the Southeast False Creek (SEFC) Official Development Plan and the CD-1 By-law to allow a height increase on this site. The amendment to the Southeast False Creek Official Development Plan (By-law No. 9728) was enacted on September 30, 2008.

The site is located on the south side of West 1<sup>st</sup> Avenue with Manitoba Street to the east and Columbia Street to the west. 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 DE411503. 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 involves the development of a mixed-use building including 399 dwelling units, retail and a cultural amenity space (260 seat Theatre) within 4 towers, all over three levels of underground parking.

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 Elevations of the proposal, have been included in Appendix B.

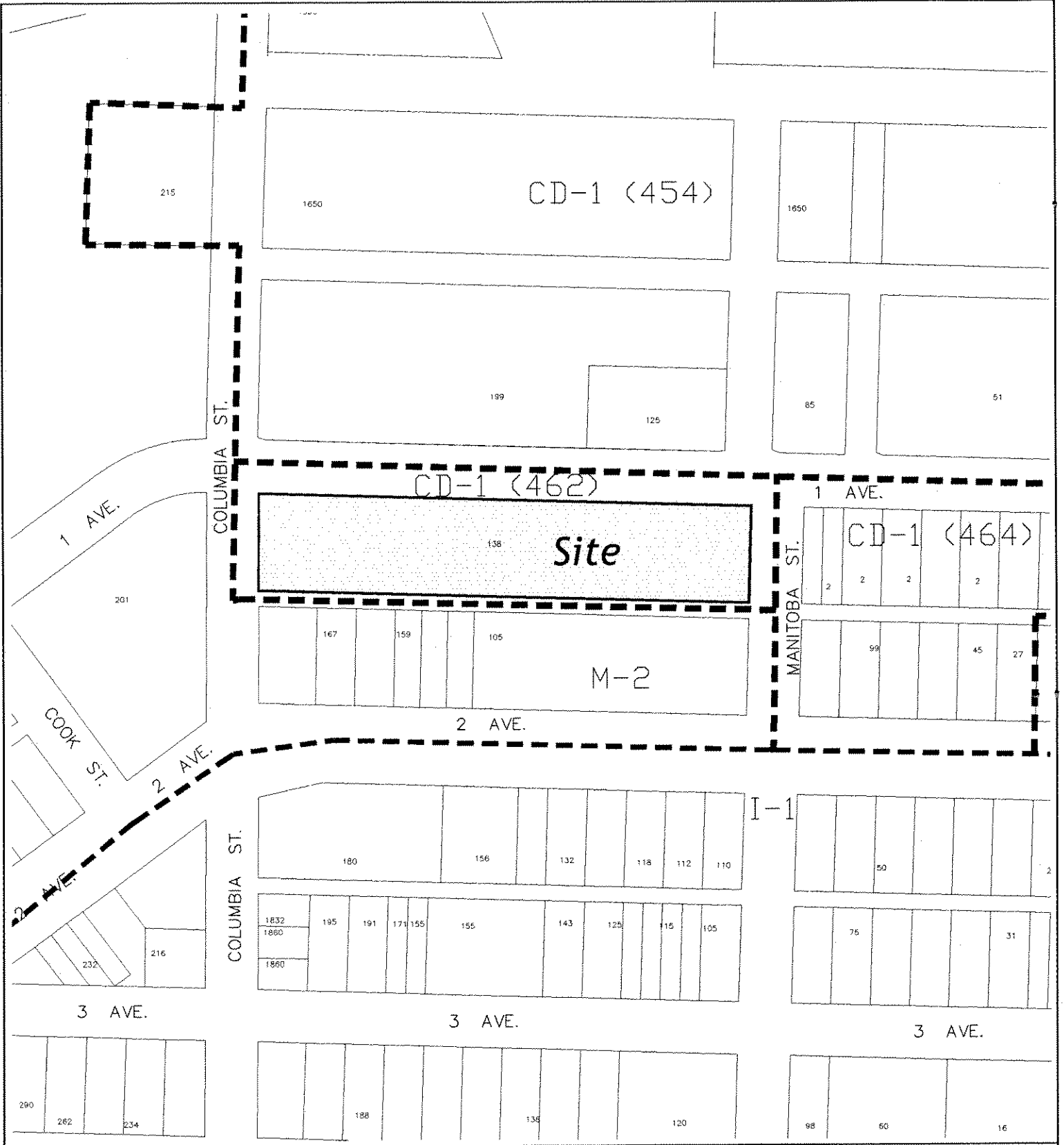
## **FINANCIAL IMPLICATIONS**

There are no financial implications.

## **CONCLUSION**

The Development Permit Board has approved Development Application Number DE411503 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.

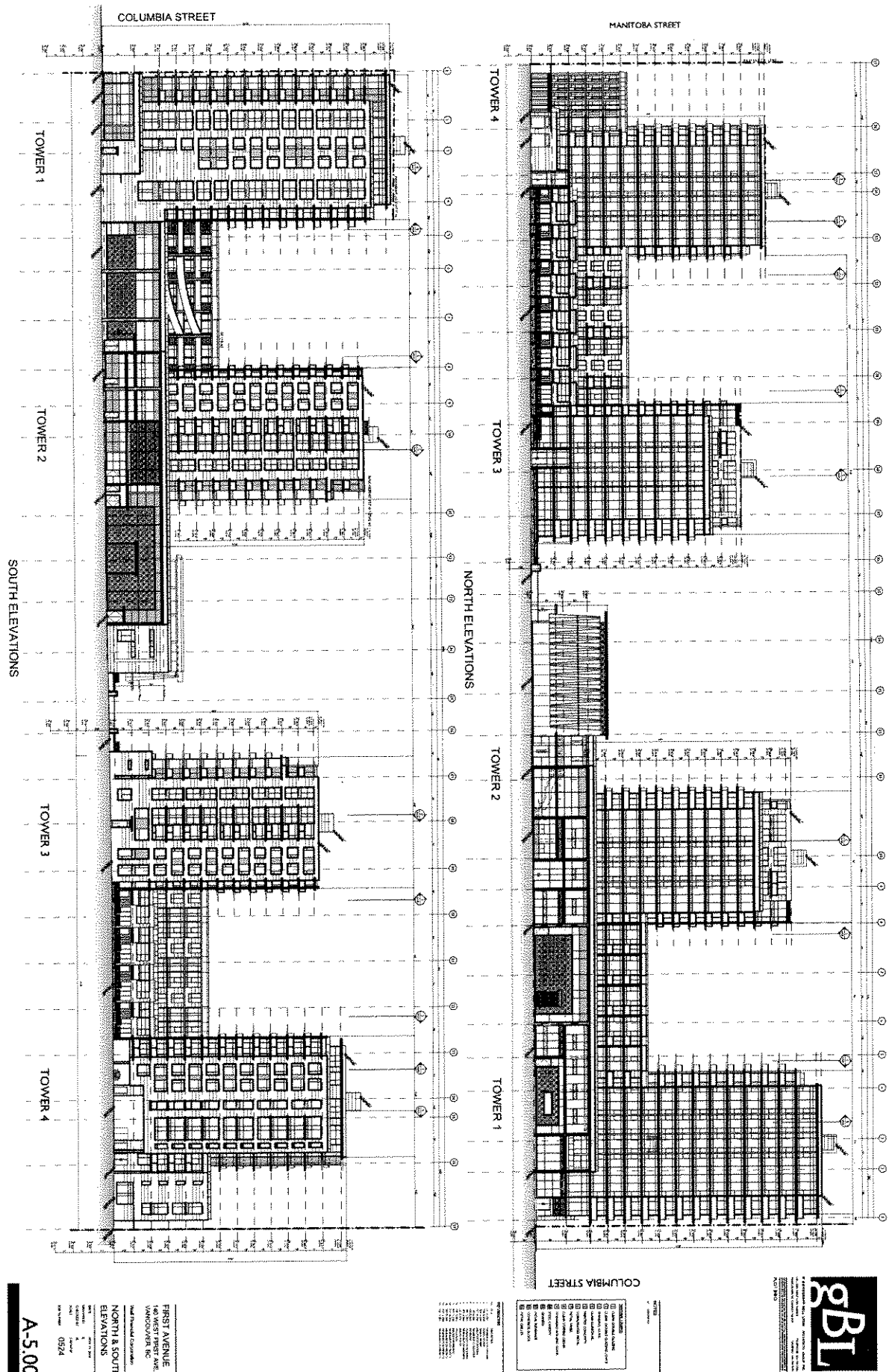
\* \* \* \* \*



Site: 100 West 1st Avenue, CD-1 (462)  
 DE411503  
 City of Vancouver Planning Department

Date: 2009 February 10  
 Drawn: RS





LEGEND

1	CONCRETE
2	GLASS
3	ALUMINUM
4	STEEL
5	BRICK
6	WOOD
7	PAINT
8	ROOFING
9	LANDSCAPE
10	MECHANICAL
11	ELECTRICAL
12	PLUMBING
13	MECHANICAL
14	ELECTRICAL
15	PLUMBING
16	MECHANICAL
17	ELECTRICAL
18	PLUMBING
19	MECHANICAL
20	ELECTRICAL
21	PLUMBING
22	MECHANICAL
23	ELECTRICAL
24	PLUMBING
25	MECHANICAL
26	ELECTRICAL
27	PLUMBING
28	MECHANICAL
29	ELECTRICAL
30	PLUMBING
31	MECHANICAL
32	ELECTRICAL
33	PLUMBING
34	MECHANICAL
35	ELECTRICAL
36	PLUMBING
37	MECHANICAL
38	ELECTRICAL
39	PLUMBING
40	MECHANICAL
41	ELECTRICAL
42	PLUMBING
43	MECHANICAL
44	ELECTRICAL
45	PLUMBING
46	MECHANICAL
47	ELECTRICAL
48	PLUMBING
49	MECHANICAL
50	ELECTRICAL
51	PLUMBING
52	MECHANICAL
53	ELECTRICAL
54	PLUMBING
55	MECHANICAL
56	ELECTRICAL
57	PLUMBING
58	MECHANICAL
59	ELECTRICAL
60	PLUMBING
61	MECHANICAL
62	ELECTRICAL
63	PLUMBING
64	MECHANICAL
65	ELECTRICAL
66	PLUMBING
67	MECHANICAL
68	ELECTRICAL
69	PLUMBING
70	MECHANICAL
71	ELECTRICAL
72	PLUMBING
73	MECHANICAL
74	ELECTRICAL
75	PLUMBING
76	MECHANICAL
77	ELECTRICAL
78	PLUMBING
79	MECHANICAL
80	ELECTRICAL
81	PLUMBING
82	MECHANICAL
83	ELECTRICAL
84	PLUMBING
85	MECHANICAL
86	ELECTRICAL
87	PLUMBING
88	MECHANICAL
89	ELECTRICAL
90	PLUMBING
91	MECHANICAL
92	ELECTRICAL
93	PLUMBING
94	MECHANICAL
95	ELECTRICAL
96	PLUMBING
97	MECHANICAL
98	ELECTRICAL
99	PLUMBING
100	MECHANICAL

1st FLOOR  
 2nd FLOOR  
 3rd FLOOR  
 4th FLOOR  
 5th FLOOR  
 6th FLOOR  
 7th FLOOR  
 8th FLOOR  
 9th FLOOR  
 10th FLOOR  
 11th FLOOR  
 12th FLOOR  
 13th FLOOR  
 14th FLOOR  
 15th FLOOR  
 16th FLOOR  
 17th FLOOR  
 18th FLOOR  
 19th FLOOR  
 20th FLOOR  
 21st FLOOR  
 22nd FLOOR  
 23rd FLOOR  
 24th FLOOR  
 25th FLOOR  
 26th FLOOR  
 27th FLOOR  
 28th FLOOR  
 29th FLOOR  
 30th FLOOR  
 31st FLOOR  
 32nd FLOOR  
 33rd FLOOR  
 34th FLOOR  
 35th FLOOR  
 36th FLOOR  
 37th FLOOR  
 38th FLOOR  
 39th FLOOR  
 40th FLOOR  
 41st FLOOR  
 42nd FLOOR  
 43rd FLOOR  
 44th FLOOR  
 45th FLOOR  
 46th FLOOR  
 47th FLOOR  
 48th FLOOR  
 49th FLOOR  
 50th FLOOR  
 51st FLOOR  
 52nd FLOOR  
 53rd FLOOR  
 54th FLOOR  
 55th FLOOR  
 56th FLOOR  
 57th FLOOR  
 58th FLOOR  
 59th FLOOR  
 60th FLOOR  
 61st FLOOR  
 62nd FLOOR  
 63rd FLOOR  
 64th FLOOR  
 65th FLOOR  
 66th FLOOR  
 67th FLOOR  
 68th FLOOR  
 69th FLOOR  
 70th FLOOR  
 71st FLOOR  
 72nd FLOOR  
 73rd FLOOR  
 74th FLOOR  
 75th FLOOR  
 76th FLOOR  
 77th FLOOR  
 78th FLOOR  
 79th FLOOR  
 80th FLOOR  
 81st FLOOR  
 82nd FLOOR  
 83rd FLOOR  
 84th FLOOR  
 85th FLOOR  
 86th FLOOR  
 87th FLOOR  
 88th FLOOR  
 89th FLOOR  
 90th FLOOR  
 91st FLOOR  
 92nd FLOOR  
 93rd FLOOR  
 94th FLOOR  
 95th FLOOR  
 96th FLOOR  
 97th FLOOR  
 98th FLOOR  
 99th FLOOR  
 100th FLOOR

A-5.00