



ADMINISTRATIVE REPORT

Report Date: February 3, 2009
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 07895
VanRIMS No.: 08-2000-20
Meeting Date: March 5, 2009

TO: Standing Committee on Planning and Environment
FROM: Director of Planning
SUBJECT: Form of Development: 525 Abbott Street

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as International Village (525 Abbott Street being the application address) be approved generally as illustrated in the Development Application Number DE412115 prepared by GBL Architects Group, and stamped "Received, Community Service Group, Development Services, April 30, 2008", provided that the Director of Planning may approve design changes which would not adversely effect 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 June 22, 1989, City Council approved a rezoning of this site from BC Place/Expo District (BCPED) and Downtown District (DD) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 6747 was enacted on October 23, 1990. Companion Guidelines (International Village CD-1 Guidelines) were also adopted by Council at that time.

On September 1, 1992, Council approved amendments to the CD-1 By-law allowing amendments to the minimum parking standards. This amendment (By-law No. 7051) was enacted on November 17, 1992.

On December 14, 1995, Council approved an additional amendment increasing the maximum number of residential units, changing the mix and location of social housing, including payment-in-lieu; changing the form of development and adding a new tower on Parcel E; revising the view corridors through the site; increasing the height of all the towers (all within the existing height limit of 91 metres); adjusting the parking standards; and other required consequential amendments to the False Creek North Official Development Plan and Sign By-law. The amendment (By-law No. 7658) was enacted on November 5, 1996.

On March 25, 1997, Council approved an amendment that deleted the maximum tower width; deleted the minimum street edge height requirements; increased the permitted tower height in Sub Area 4; and corrected wording pertaining to residential parking requirements. The amendment (By-law No. 7728) was enacted April 22, 1997.

On January 20, 2009, Council approved an amendment to adjust the requirements for affordable housing in this CD-1 By-law and the False Creek North Official Development Plan to enable a proposed supportive housing development. This amendment was enacted on February 3, 2009.

The site is located at the Southwest corner of Abbott Street and West Pender 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 DE412115. 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 10-storey Multiple Dwelling providing 108 units of Supportive Housing with associated amenity areas, Retail and Restaurant uses, parking and loading at grade and a partial basement for residential storage.

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 DE412115 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.