



# A6

## ADMINISTRATIVE REPORT

Report Date: May 12, 2009  
Contact: Andrea Law  
Contact No.: 604.871.6120  
RTS No.: 08122  
VanRIMS No.: 08-2000-20  
Meeting Date: June 2, 2009

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Form of Development: 188 East 1<sup>st</sup> Avenue

### RECOMMENDATION

THAT the form of development of this site known as 188 East 1<sup>st</sup> Avenue, be approved generally as illustrated in the Development Application Number DE411957 prepared by GBL Architects Group, and stamped "Received, Community Service Group, Development Services, October 16, 2008", provided that the Director of Planning may approve design changes which would not adversely effect either the development character of this site or the 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 site.

## **BACKGROUND**

At a public hearing on July 8, 2008, 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. The CD-1 By-law for this site was enacted on May 19, 2009.

The site is located on the southwest corner of East 1<sup>st</sup> Avenue and Main Street. The site and surrounding zoning is shown on the attached Appendix A.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE411957. 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 12-storey Multiple Dwelling providing 129 units of Supportive Housing, retail space and one level of underground parking.

The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives. This application meets the intent of the Southeast False Creek (SEFC) Official Development Plan (ODP) and conforms to the proposed land uses, density, and form of development outlined within that plan.

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 DE411957 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.

\* \* \* \* \*

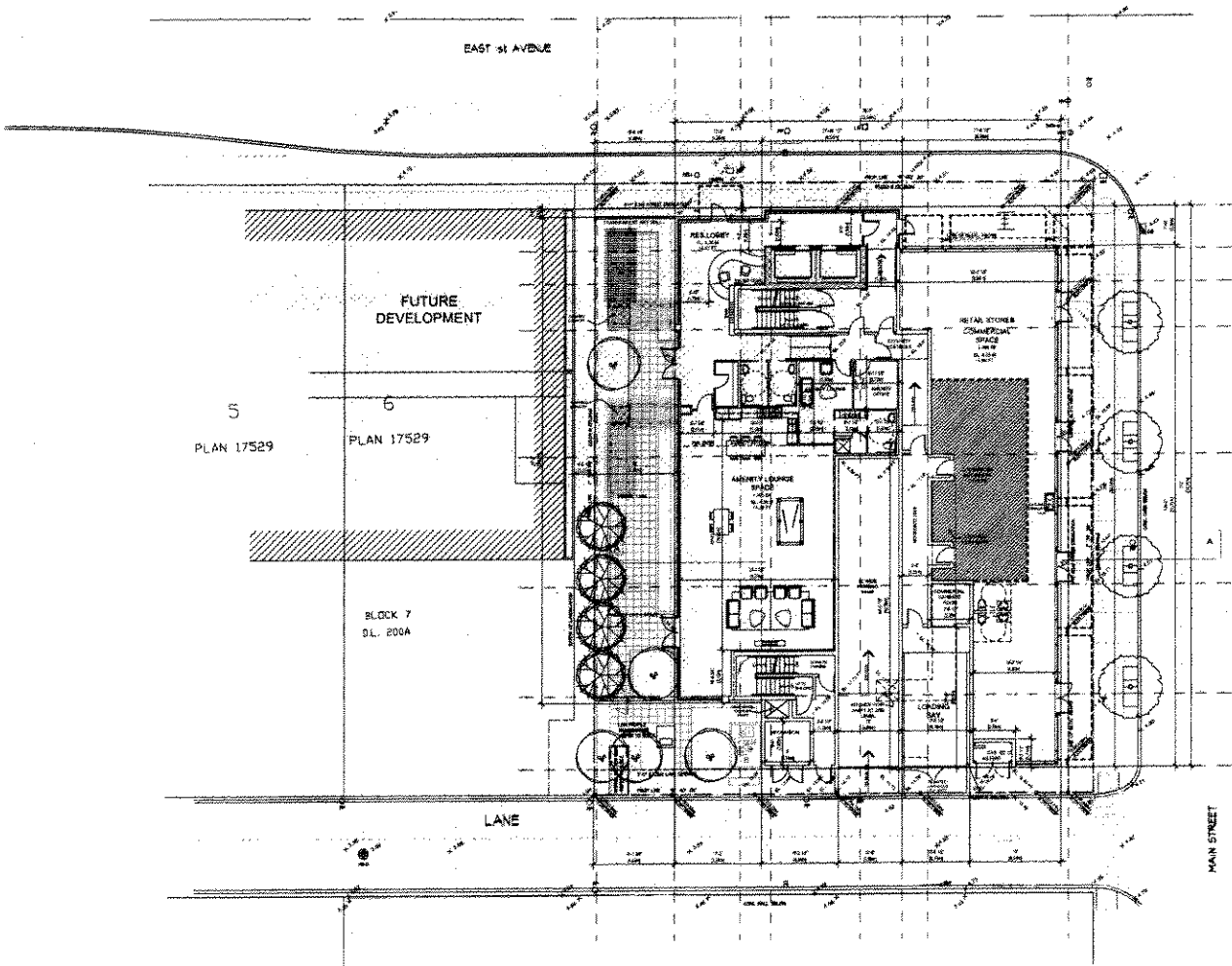


----- ZONING BOUNDARY



Site: 188 East 1st Avenue  
 DE411957  
 City of Vancouver Planning Department

Date: 2009 May 14  
 Drawn: RS



**GENERAL NOTE**  
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS AND DECIMALS THEREOF.

**NOTES**  
1. SEE DRAWING FOR DETAILS.



**REVISIONS**

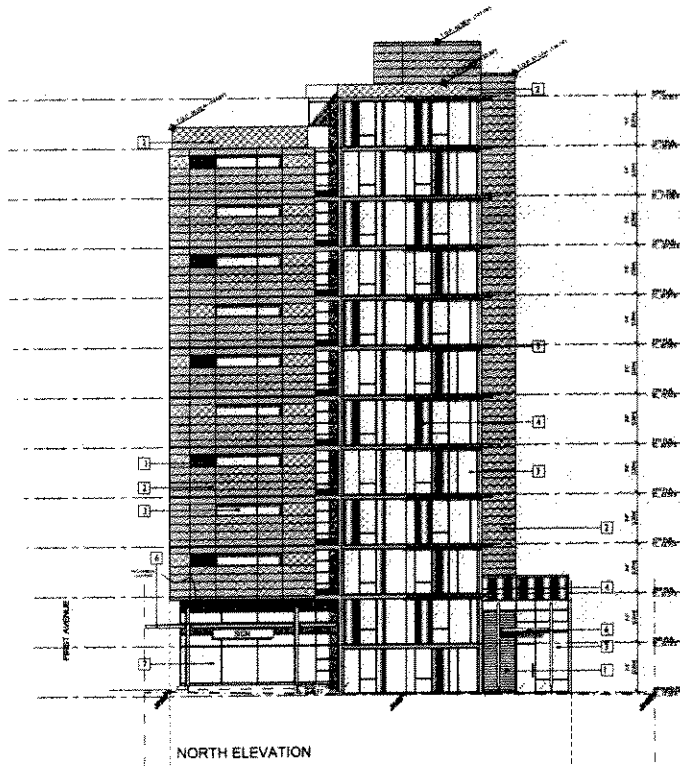
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2	11/10/00	ISSUED FOR PERMIT
3	12/10/00	ISSUED FOR PERMIT
4	01/11/01	ISSUED FOR PERMIT



188 EAST 1ST AVENUE,  
VANCOUVER  
FOR  
LOOKOUT AID SOCIETY  
GROUND FLOOR

DATE	10/10/00
DRAWN BY	AS
CHECKED BY	AS
DATE	10/10/00
BY NUMBER	0751

**A-3.01**



- MATERIAL LEGEND**
1. CONCRETE
  2. BRICK
  3. GLASS
  4. METAL CLADDING
  5. WOOD CLADDING
  6. TERRAZZO
  7. CERAMIC TILE
  8. STONE
  9. POLYMER CONCRETE
  10. POLYMER CLADDING
  11. POLYMER CLADDING
  12. POLYMER CLADDING
  13. POLYMER CLADDING
  14. POLYMER CLADDING
  15. POLYMER CLADDING
  16. POLYMER CLADDING
  17. POLYMER CLADDING

**NOTES**

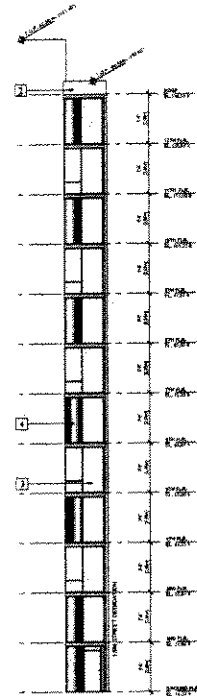
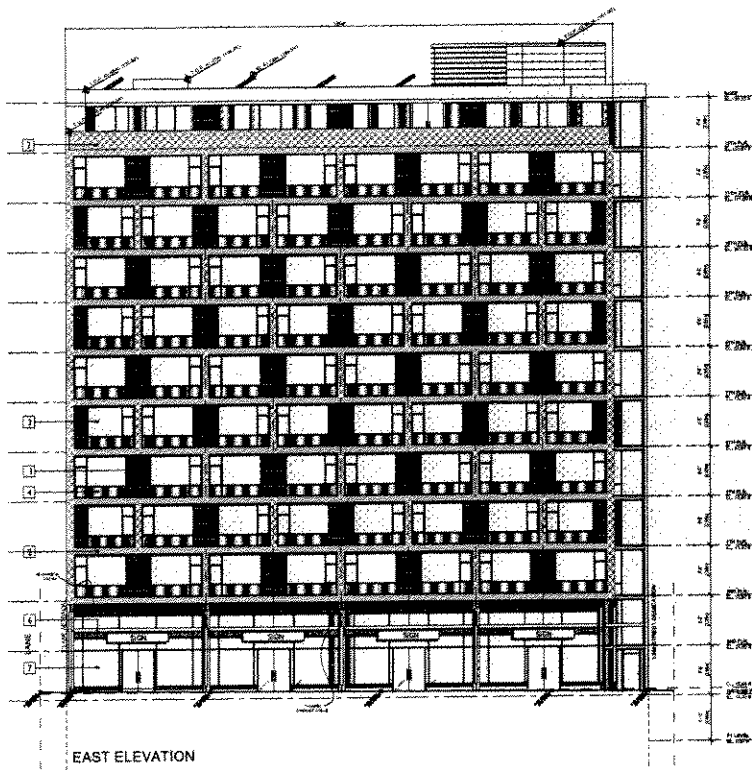
**REVISIONS**



**BC Housing**  
188 EAST 1ST AVENUE  
Vancouver, B.C.  
LOCKOUT EMERGENCY  
AID SOCIETY  
128 UNIT SOCIAL HOUSING  
NORTH ELEVATION

DATE	BY	SCALE
2000-07-10	MB	1/8"
2000-07-10	MB	1/8"
2000-07-10	MB	1/8"

0751  
**A-5.02**



GEORGE BLUNDELL ARCHITECTS LTD.  
1100 WEST 10TH AVENUE, SUITE 1000  
VANCOUVER, BC V6H 2Y6  
TEL: 604-681-1100  
FAX: 604-681-1101  
WWW.GEORGEBLUNDELL.COM

PLOT INFO:

- MATERIAL LEGEND**
- 1. EXTERIOR WALL
  - 2. EXTERIOR WALL
  - 3. EXTERIOR WALL
  - 4. EXTERIOR WALL
  - 5. EXTERIOR WALL
  - 6. EXTERIOR WALL
  - 7. EXTERIOR WALL
  - 8. EXTERIOR WALL
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  - 12. EXTERIOR WALL
  - 13. EXTERIOR WALL
  - 14. EXTERIOR WALL
  - 15. EXTERIOR WALL
  - 16. EXTERIOR WALL
  - 17. EXTERIOR WALL
  - 18. EXTERIOR WALL
  - 19. EXTERIOR WALL
  - 20. EXTERIOR WALL

**NOTES**

1. SEE DRAWING

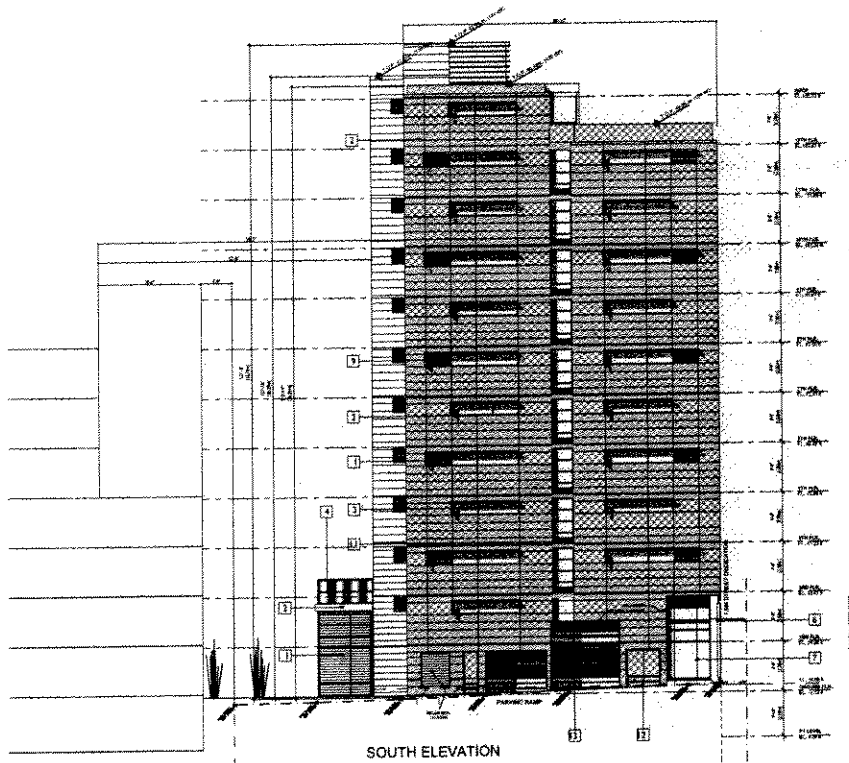
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| 20  | 07/10/01 | ISSUED FOR PERMIT |



**BC Housing**  
188 EAST 1ST AVENUE  
Vancouver, B.C.  
LOOKOUT EMERGENCY  
AID SOCIETY  
129 UNIT SOCIAL HOUSING  
EAST ELEVATION

DATE: 07/10/01  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"  
JOB NUMBER: 0751

**A-5.01**



GEORGE B. LITTLE ARCHITECTS  
1100 WEST 10TH AVENUE, SUITE 1000  
VANCOUVER, BC V6H 2E6  
TEL: 604-681-1111  
WWW.GBLA.COM

- ALL FINISHES TO BE:
1. INTERIOR WALLS: GYP BOARD
  2. INTERIOR CEILING: GYP BOARD
  3. INTERIOR FLOORING: POLISHED CONCRETE
  4. EXTERIOR WALLS: BRICK
  5. EXTERIOR ROOFING: ASPHALT/FLY ASPHALT
  6. EXTERIOR FINISHES: BRICK
  7. EXTERIOR LIGHTING: AS PER PLAN
  8. EXTERIOR SIGNAGE: AS PER PLAN
  9. EXTERIOR LANDSCAPE: AS PER PLAN
  10. EXTERIOR FURNITURE: AS PER PLAN

NOTES:  
1. SEE GENERAL NOTES

FOOTING:  
1. SEE FOUNDATION PLAN

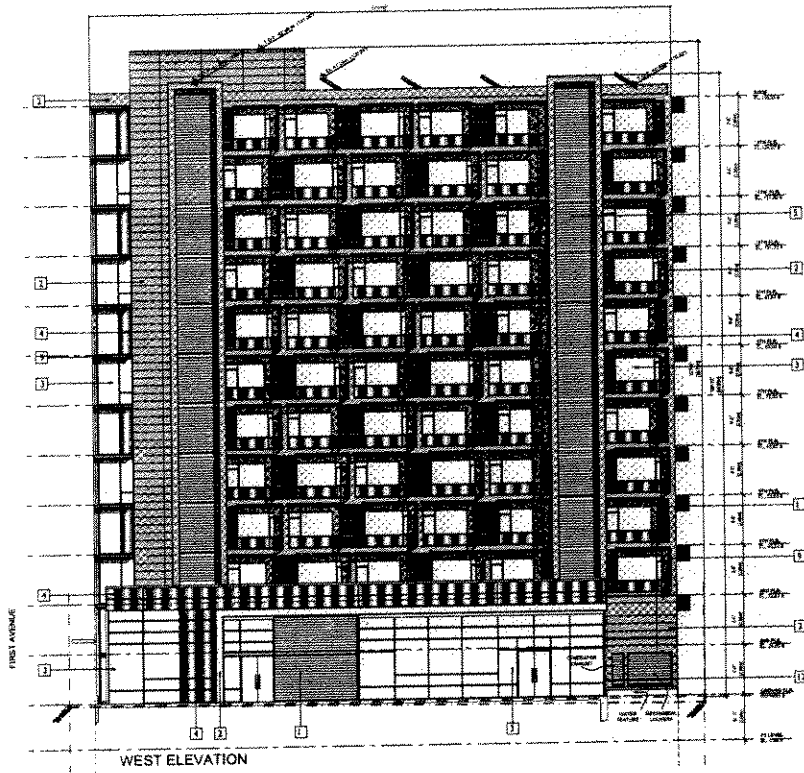


BC Housing  
188 EAST 1ST AVENUE  
VANCOUVER, B.C.  
LOOKOUT EMERGENCY  
AND SOCIETY  
178 UNIT SOCIAL HOUSING  
SOUTH ELEVATION

DATE: 01-18-2011  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"  
JOB NUMBER: 0751

A-5.04

APPENDIX B  
PAGE 5 OF 5



GEORGE BLUNDELL ARCHITECTS LTD.  
1000 WEST 10TH AVENUE, SUITE 1000  
VANCOUVER, BRITISH COLUMBIA V6H 2Y6  
TEL: 604-681-1111  
FAX: 604-681-1112  
WWW.GEORGEBLUNDELL.COM

- MATERIALS LISTING**
1. BRICK FACADE
  2. GLASS CURTAIN WALL
  3. ALUMINUM WINDOW FRAMES
  4. ALUMINUM CLADDING PANELS
  5. ALUMINUM CURTAIN WALL
  6. ALUMINUM WINDOW FRAMES
  7. ALUMINUM WINDOW FRAMES
  8. ALUMINUM WINDOW FRAMES
  9. ALUMINUM WINDOW FRAMES
  10. ALUMINUM WINDOW FRAMES
  11. ALUMINUM WINDOW FRAMES
  12. ALUMINUM WINDOW FRAMES

**NOTES**

1. SEE DRAWING

- REVISIONS**
- | NO. | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
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| 2   | 07/11/08 | ISSUED FOR PERMIT |
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| 11  | 07/11/08 | ISSUED FOR PERMIT |
| 12  | 07/11/08 | ISSUED FOR PERMIT |



BC Housing  
188 EAST 1ST AVENUE  
Vancouver, B.C.

LOOKOUT EMERGENCY  
AID SOCIETY  
128 UNIT SOCIAL HOUSING  
WEST ELEVATION

DATE: 07/11/08  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"  
JOB NO.: 0751

**A-5.03**