



ADMINISTRATIVE REPORT

Report Date: August 24, 2009
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 08290
VanRIMS No.: 08-2000-20
Meeting Date: September 8, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 161 West Georgia Street

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 651 Expo Boulevard (161 West Georgia Street being the subject site) be approved generally as illustrated in the Development Application Number DE412093 prepared by James KM Cheng Architects and stamped "Received, Community Service Group, Development Services, June 19, 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 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 on July 25, 2002, City Council approved, along with associated amendments, rezoning of this site from BCPED to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 8587 was enacted on November 7, 2002.

Following a Public Hearing on May 19, 2009, Council approved an increase in the maximum allowable number of dwelling units from 1,140 to 1,153 and a consequential amendment to the False Creek North Official Development Plan to reflect this increase. Amending By-law Number 9890 was enacted on June 16, 2009.

The site is located at the eastern edge of the Downtown neighbourhood at the foot of the escarpment to the False Creek lowlands, generally bounded by Beatty Street, the Georgia and Dunsmuir Viaducts and Expo Boulevard. The portion of the site being developed is located on the northeast corner of Beatty Street and the Georgia Viaduct. 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 DE412093. 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 construction of a twenty-three-storey residential building containing 233 dwelling units, with townhouses at grade, over five 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'.

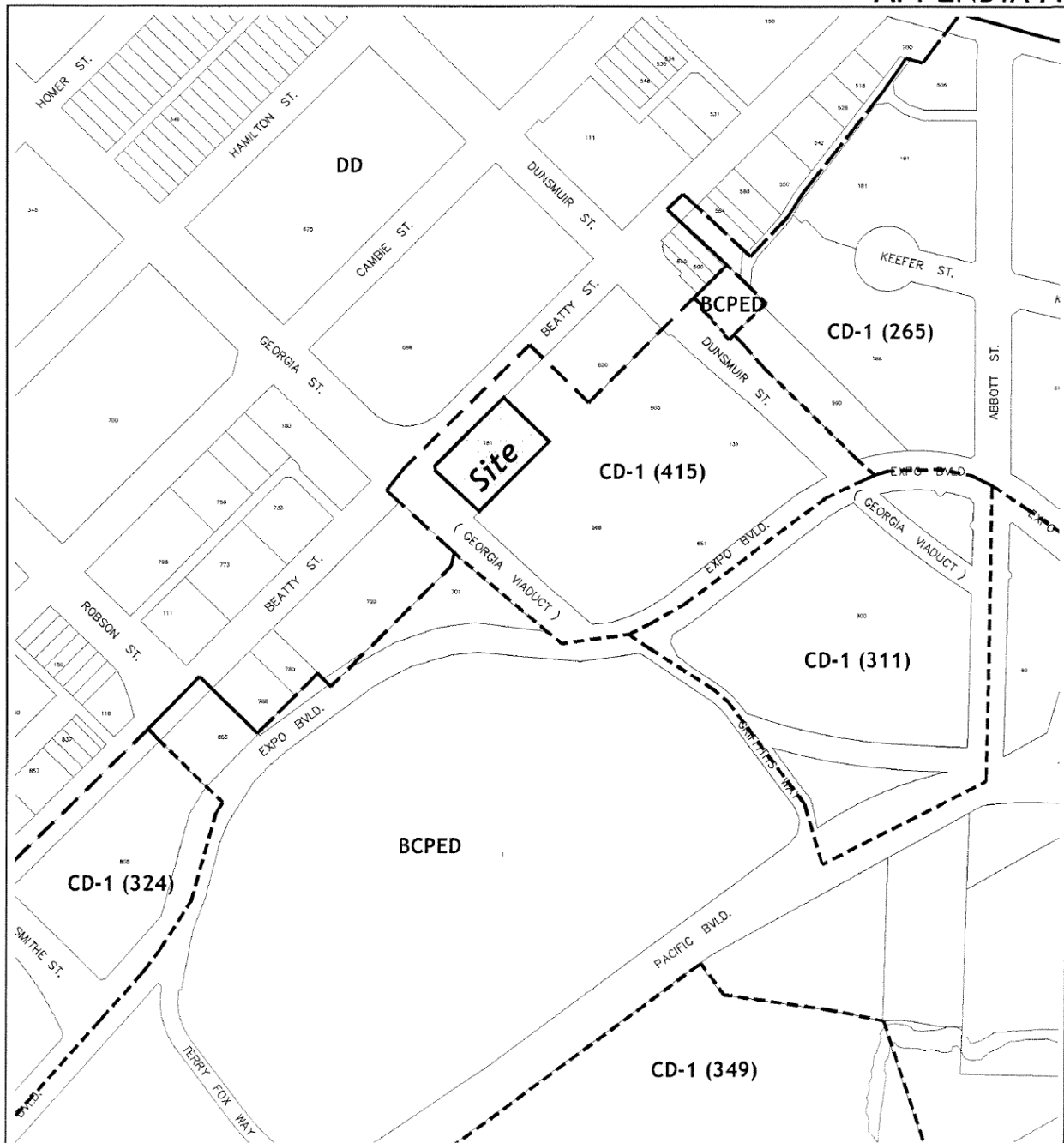
FINANCIAL IMPLICATIONS

There are no financial implications.

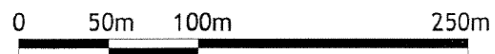
CONCLUSION

The Development Permit Board has approved Development Application Number DE412093, subject to various conditions to be met prior to the issuance of the development permit. One of the conditions is that the form of development first be approved by Council.

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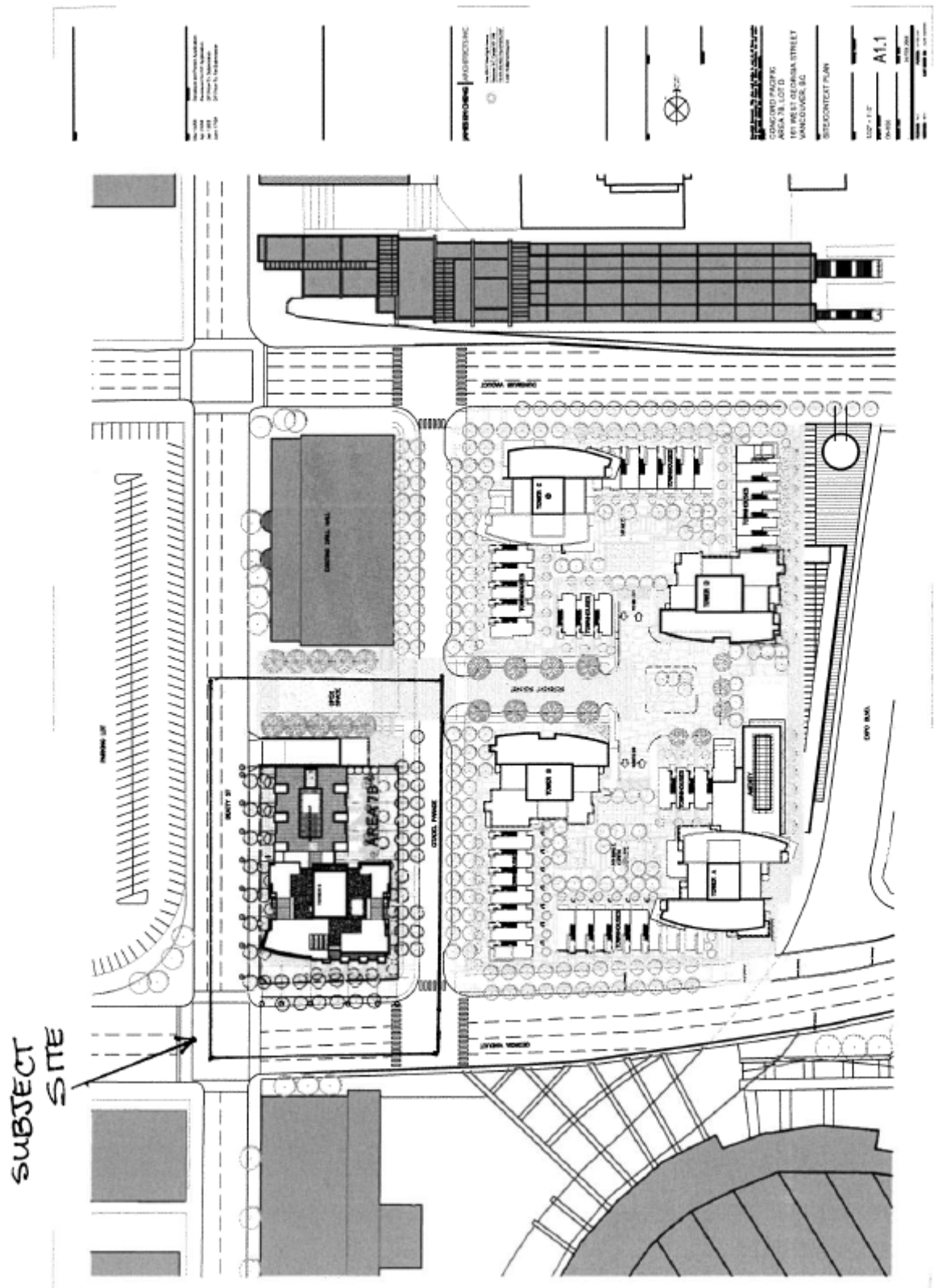


----- ZONING BOUNDARY

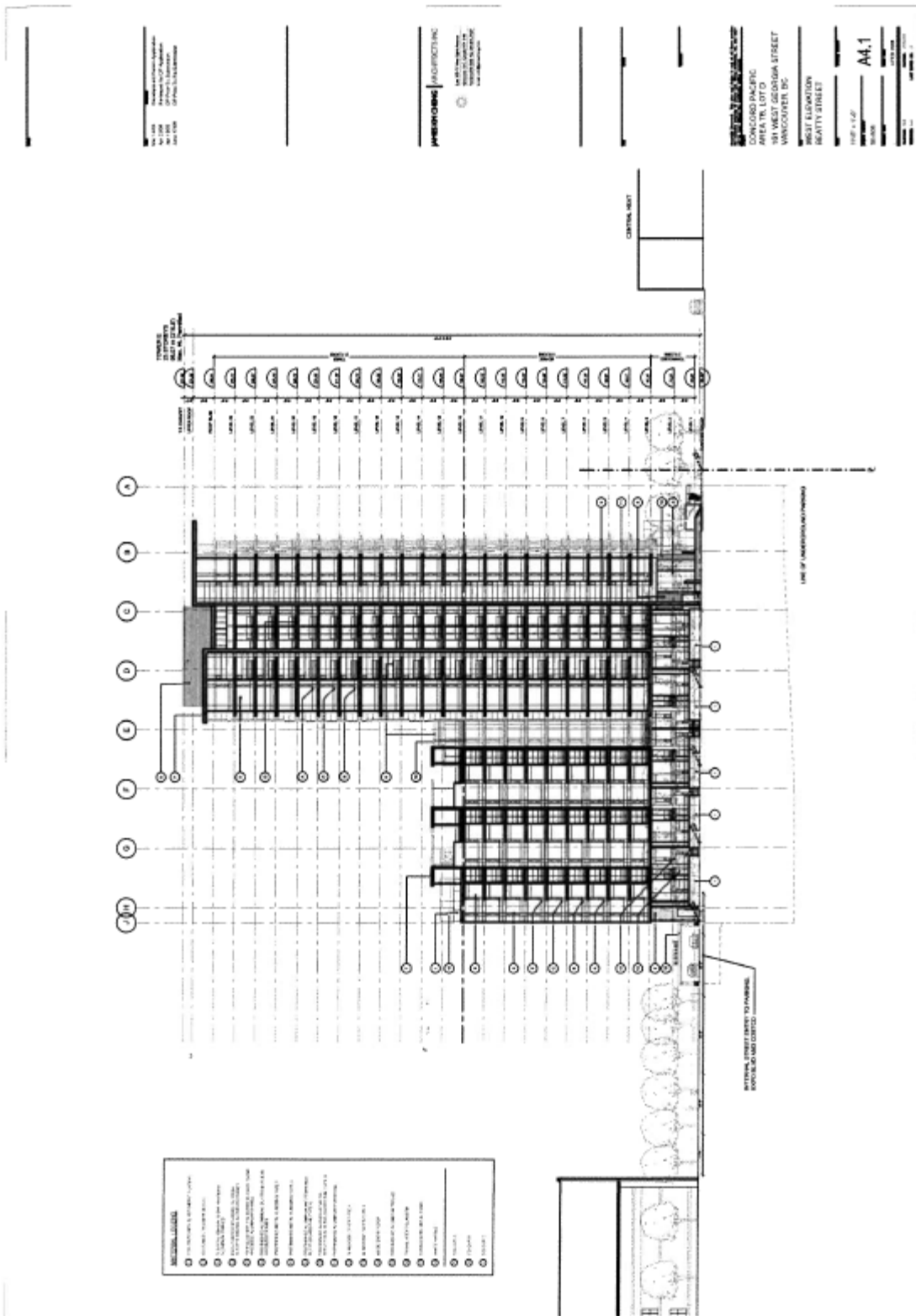


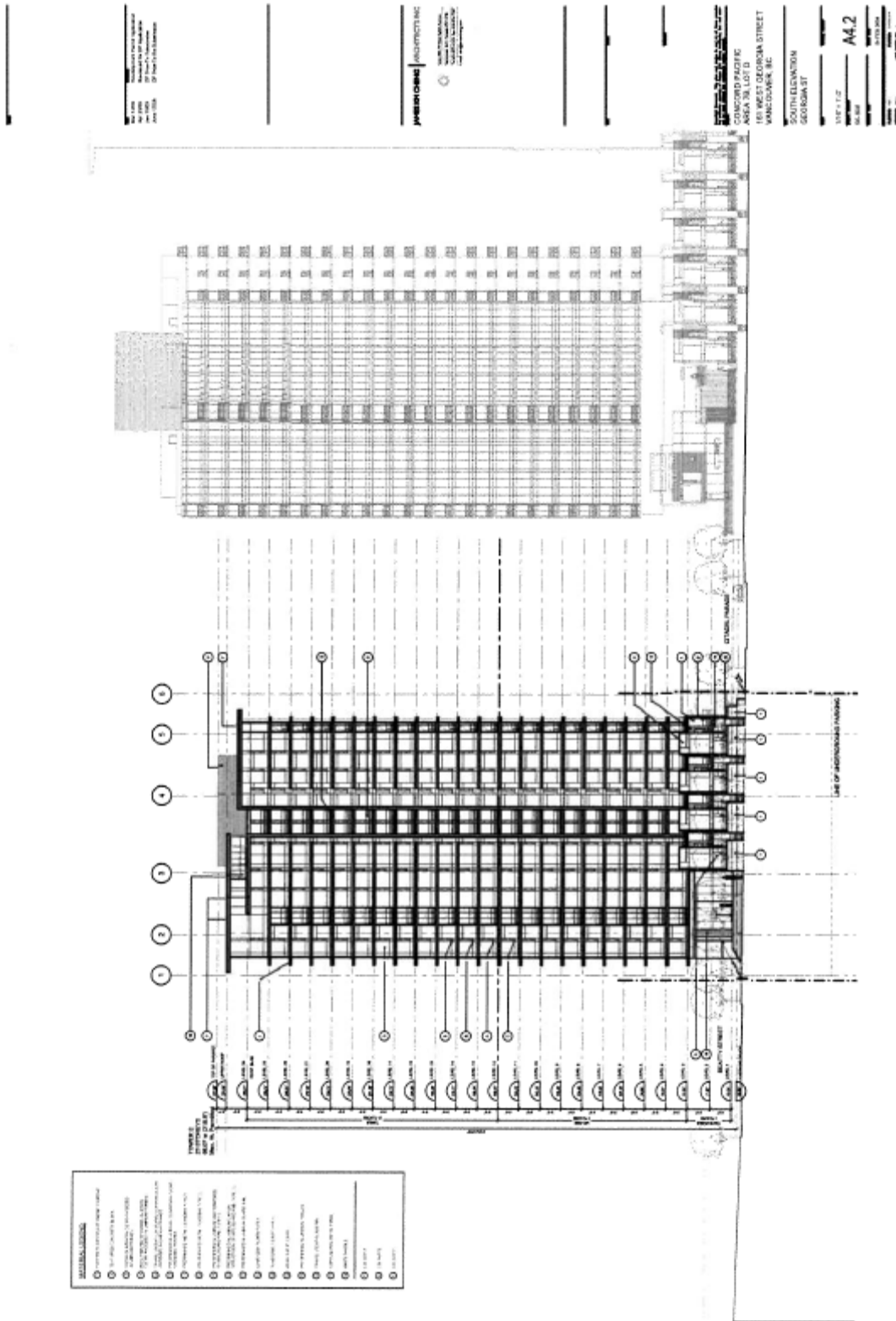
Site: 161 West Georgia Street, DE412093
City of Vancouver Planning Department

Date: 2009 August 13th
Drawn: RS



SUBJECT SITE





- MATERIAL LEGEND**
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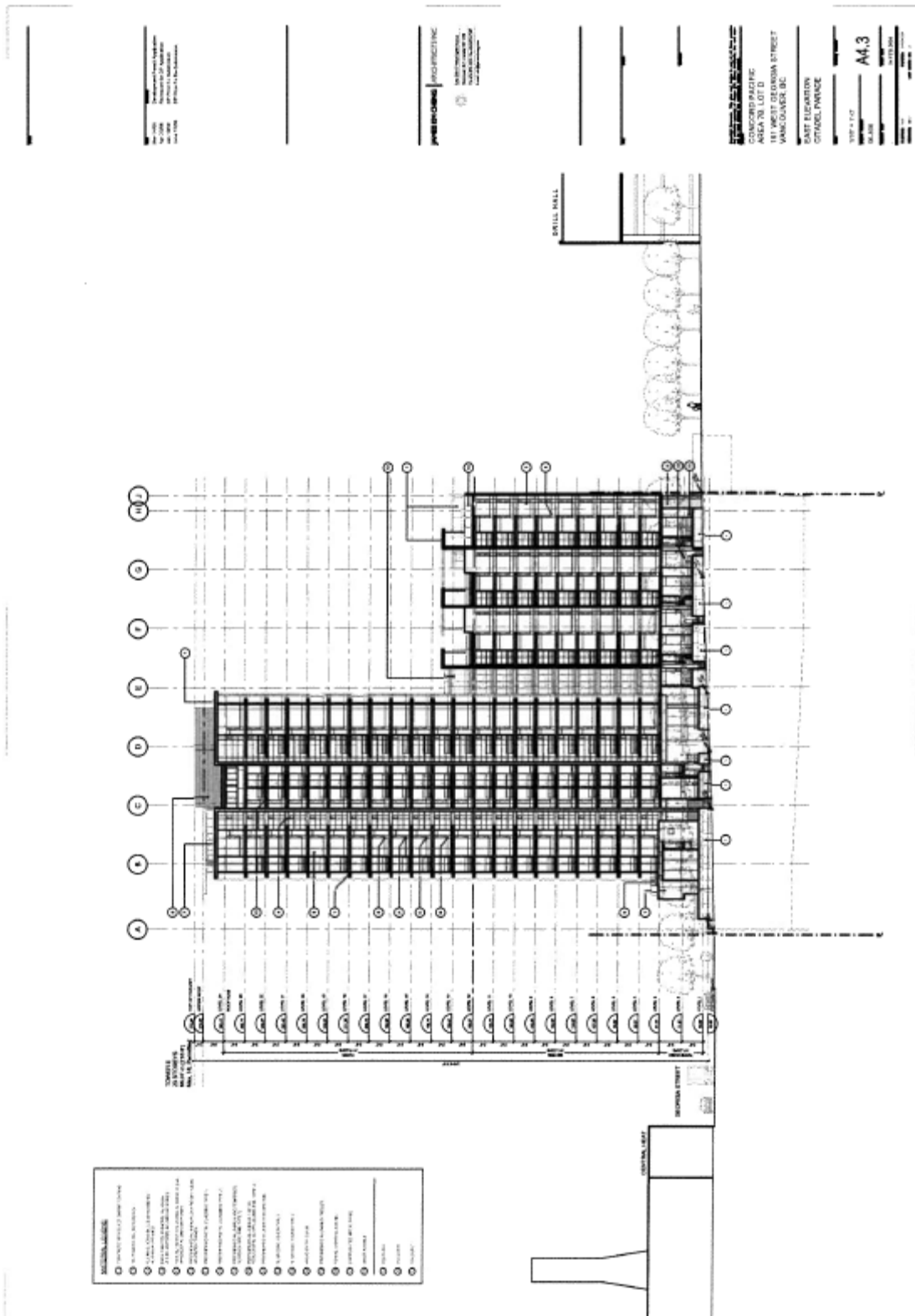
JENSEN
ARCHITECTS
1000 N. W. 10th St.
Fort Lauderdale, FL 33304
Tel: 954.575.1234
Fax: 954.575.1235
www.jensenarchitects.com

CONCORD PACIFIC
1000 N. W. 10th St.
Fort Lauderdale, FL 33304
Tel: 954.575.1234
Fax: 954.575.1235
www.concordpacific.com

165 WEST GEORGIA STREET
WAINWORTH, NC

SOUTH ELEVATION
GEORGIA ST

1/8" = 1'-0"
A4.2
DATE: 08/11/11
DRAWN BY: J. JENSEN
CHECKED BY: J. JENSEN



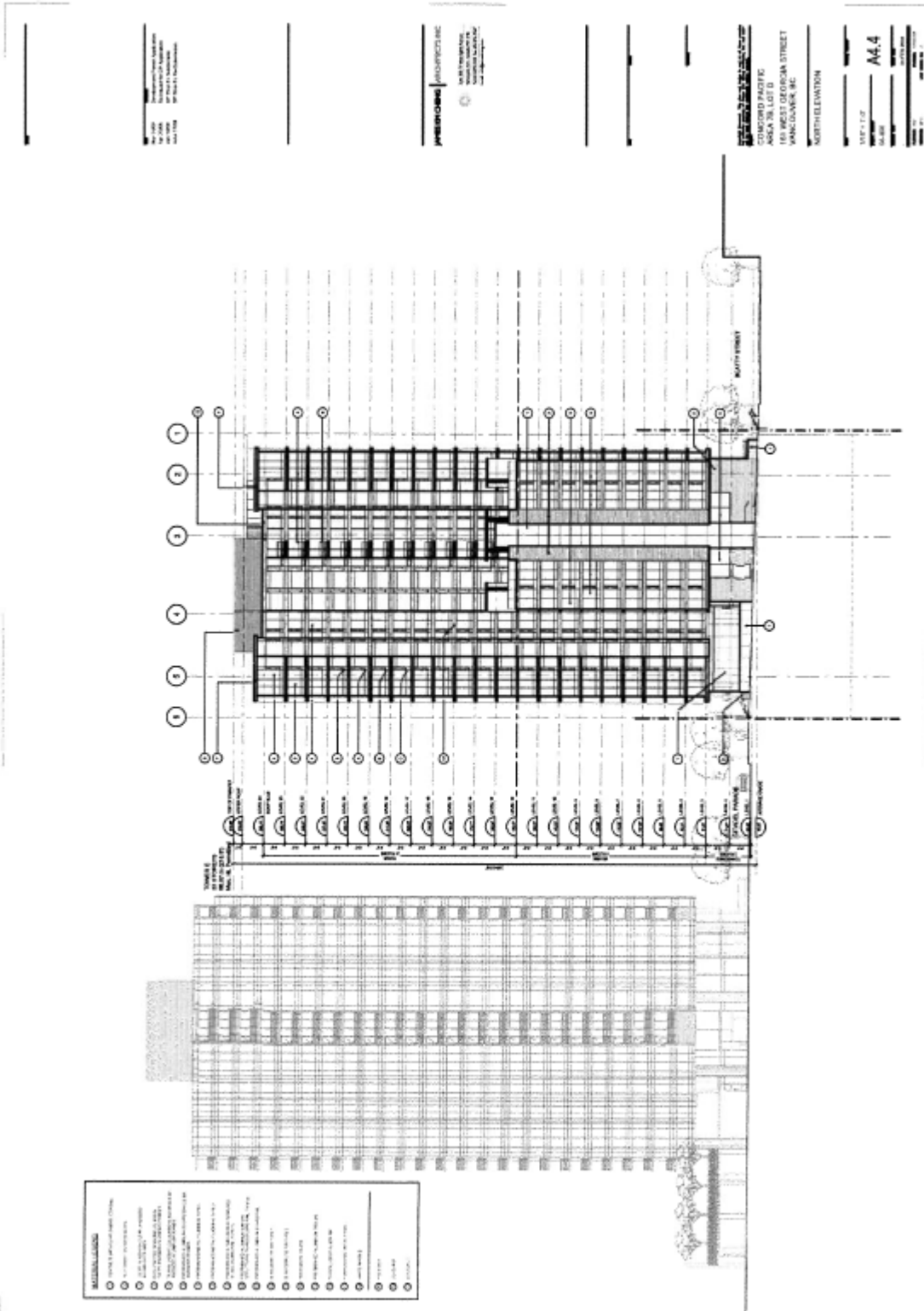
- SECTIONAL LABELS**
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PROJECT NO. 100-1000
 DRAWING NO. 100-1000
 DATE 10/10/2010
 SCALE 1/8" = 1'-0"

PRESTON ARCHITECTURE
 100-1000
 100-1000

CONSULTING ARCHITECTS
 AREA 78, LOT D
 181 WEST GEORGINA STREET
 VANCOUVER, BC
 DATE PREPARED
 CONSULTANT

SHEET NO. **A4.3**
 TOTAL SHEETS 100



- NOTATIONS**
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COMBOND PACIFIC
ARCHITECTS, INC.
100 WEST GEORGIA STREET
ATLANTA, GA 30334
404.525.1234
www.combond.com

COMBOND PACIFIC ARCHITECTS, INC.
100 WEST GEORGIA STREET
ATLANTA, GA 30334
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COMBOND PACIFIC
ARCHITECTS, INC.
100 WEST GEORGIA STREET
ATLANTA, GA 30334
404.525.1234
www.combond.com

SCALE
AS SHOWN
DATE
2014.04.14
DRAWN BY
J. SMITH
CHECKED BY
M. JONES
PROJECT NO.
14-001