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ADMINISTRATIVE REPORT

Report Date: October 26, 2009
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 08317
VanRIMS No.: 08-2000-20
Meeting Date: November 17, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development : 1101 West Waterfront Road

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site know as 201 Burrard Street (1101 West Waterfront Road being the application address) be approved generally as illustrated in the Development Application Number DE412233, prepared by Acton Ostry Architects Inc., and stamped "Received, Community Service Group, Development Services, April 9, 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 portion of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on September 15, 1994, City Council approved a rezoning of this site from Central Waterfront District (CWD) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 7679 was enacted on November 26, 1996. Companion Guidelines [Burrard Landing (201 Burrard Street)] were also adopted by Council at that time.

At a subsequent Public Hearing on November 16, 2004, City Council approved an amendment to reallocate maximum floor areas within particular sub-areas defined in the zoning. This resulted in a maximum of 600 m² of retail/service uses, including restaurant, permitted in Sub-Area 3 of this CD-1 By-law.

The site is located at the northeast corner of Harbour Green Park, adjacent to the Coal Harbour Seawall, the Vancouver Convention Centre Expansion Project and the Grand Stair linking Thurlow Plaza and the Seawall. 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 DE412233. 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 three-storey Restaurant - Class 1 with outdoor seating in the northeast corner of Harbour Green Park, in Sub-Area 3 of this CD-1 site.

The applicant has responded to the conditions of approval established by the Development Permit Board and the proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and has been found to respond to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.

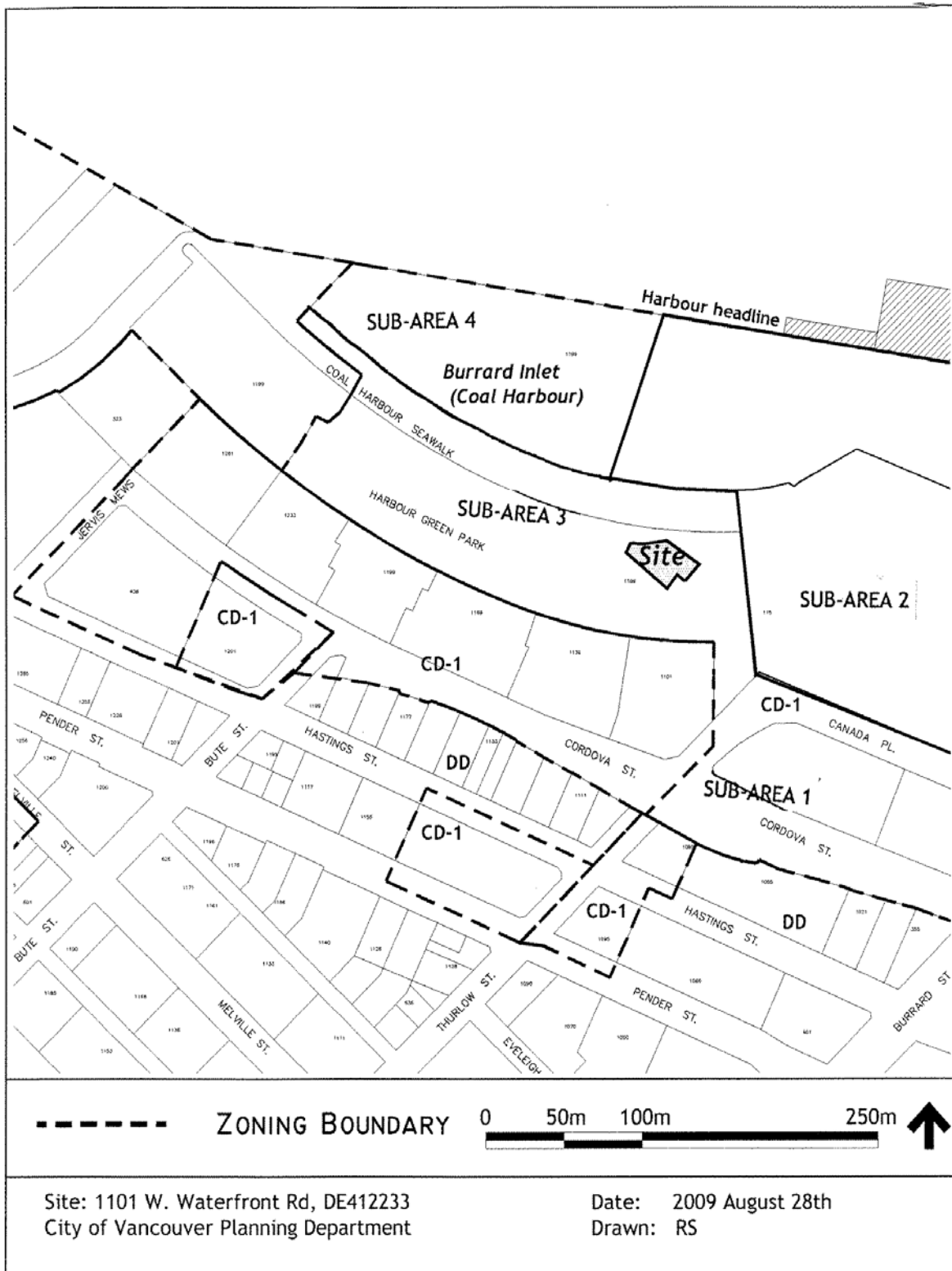
FINANCIAL IMPLICATIONS

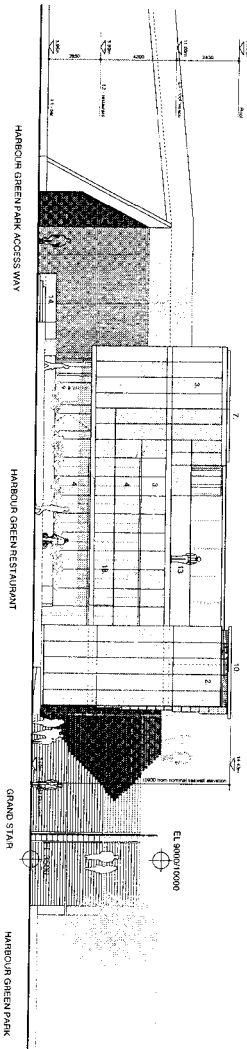
There are no financial implications.

CONCLUSION

The Development Permit Board has approved Development Application Number DE412233, 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.

* * * * *





WEST ELEVATION

- NOTES
1. Maximum window panel is shown with 4 panel SSIS installed and
 2. Uniform with the other surrounding panels
 3. 4 panel SSIS installed and
 4. 4 panel SSIS installed and
 5. 4 panel SSIS installed and
 6. 4 panel SSIS installed and
 7. 4 panel SSIS installed and
 8. 4 panel SSIS installed and
 9. 4 panel SSIS installed and
 10. 4 panel SSIS installed and
 11. 4 panel SSIS installed and
 12. 4 panel SSIS installed and
 13. 4 panel SSIS installed and
 14. 4 panel SSIS installed and
 15. 4 panel SSIS installed and
 16. 4 panel SSIS installed and

NOTES

1. All elevations are shown with 4 panel SSIS installed and

2. All elevations are shown with 4 panel SSIS installed and

3. All elevations are shown with 4 panel SSIS installed and

4. All elevations are shown with 4 panel SSIS installed and

5. All elevations are shown with 4 panel SSIS installed and

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13. All elevations are shown with 4 panel SSIS installed and

14. All elevations are shown with 4 panel SSIS installed and

15. All elevations are shown with 4 panel SSIS installed and

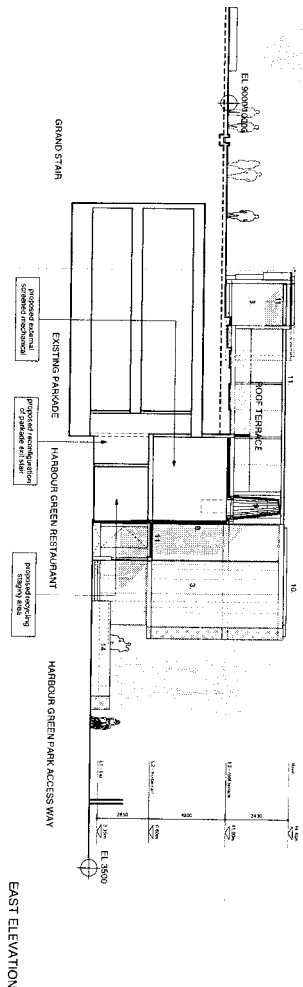
16. All elevations are shown with 4 panel SSIS installed and

6th March 09

ACORN DESIGN

Architectural Design

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200



EAST ELEVATION

West & East Elevations

A3.02

Harbour Green Restaurant

Architectural Design

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200