



ADMINISTRATIVE REPORT

**A14**

Report Date: December 1, 2009  
Contact: Andrea Law  
Contact No.: 604.871.6120  
RTS No.: 08435  
VanRIMS No.: 08-2000-20  
Meeting Date: December 15, 2009

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Form of Development: 728 West 8<sup>th</sup> Avenue

***RECOMMENDATION***

THAT the form of development for this portion of the CD-1 zoned site known as 728 West 8<sup>th</sup> Avenue (formerly 711 West Broadway) be approved generally as illustrated in the Development Application Number DE412534, prepared by Henriquez Partners, and stamped "Received, Community Services Group, Development Services May 5, 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 August 1, 1996, City Council approved a rezoning of this site from Commercial District (C-3A) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 7648 was enacted on November 5, 1996.

On July 20, 2000, Council approved an amendment to the CD-1 By-law to allow for the expansion of the existing hotel (Site A) and the development of a multiple dwelling (townhouses) along West 8<sup>th</sup> Avenue (Site B). Development Permit Number DE406619 was issued for this use, however, the development did not proceed and the permit has now expired.

Following Public Hearings on July 8, 2008 and July 10, 2008, Council approved at a Regular Council meeting on July 22, 2008, an amendment to increase the density on this site (Site B) through a density transfer and to increase height to permit a 17-storey residential development.

Council will be considering later today, the enactment of the applicable CD-1 By-law.

The site is located on the southwest corner of West 8<sup>th</sup> Avenue and Heather Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE412534. 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 current proposal is for a 17-storey residential development with a total of 124 dwelling units (10 townhouses, 109 individual dwelling units, and 5 affordable rental units) over three levels of underground parking with vehicular access from the lane.

#### **Note:**

Council's approval of the CD-1 rezoning included an obligation to convey to the City "four to six dwelling units" for affordable rental housing to be managed by a housing co-operative under agreement with the City. The final form of development includes the provision of 5 affordable rental housing units within the development to be conveyed to the City.

The final form of development has changed minimally from that proposed at Public Hearing in that the applicant has taken advantage of available floor space exclusions (enclosed balconies) in the CD-1 zoning not previously utilized, as well as negotiations related to delivery of the 5 affordable housing units. These factors have translated to an increase in the number of storeys on the westerly portion of the building from 11 storeys plus mechanical penthouse indicated at Public Hearing to 12 storeys with a further small terraced half storey above that which partially screens the mechanical penthouse at the upper level. The overall urban design and architectural quality of the project is maintained.

The minor changes to the project massing described above have a negligible impact on neighbouring properties in respect to shadowing and view impacts. The shadow analysis indicates that the resultant minimal additional shadowing would fall on roofs of northerly buildings.

The applicant has otherwise responded to the conditions of approval established by the Director of Planning 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***

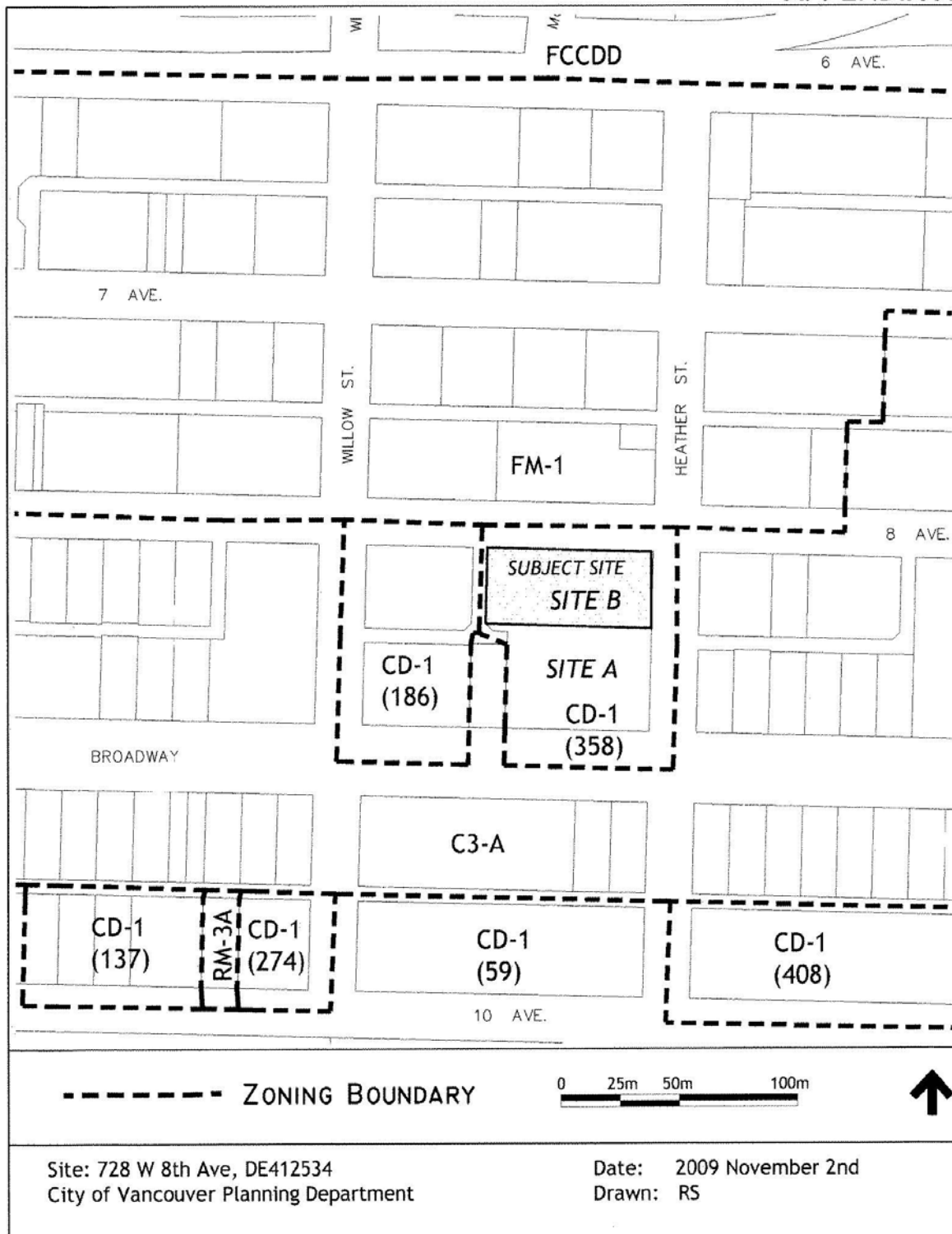
There are no financial implications.

***CONCLUSION***

The Director of Planning has approved Development Application Number DE412534, 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.

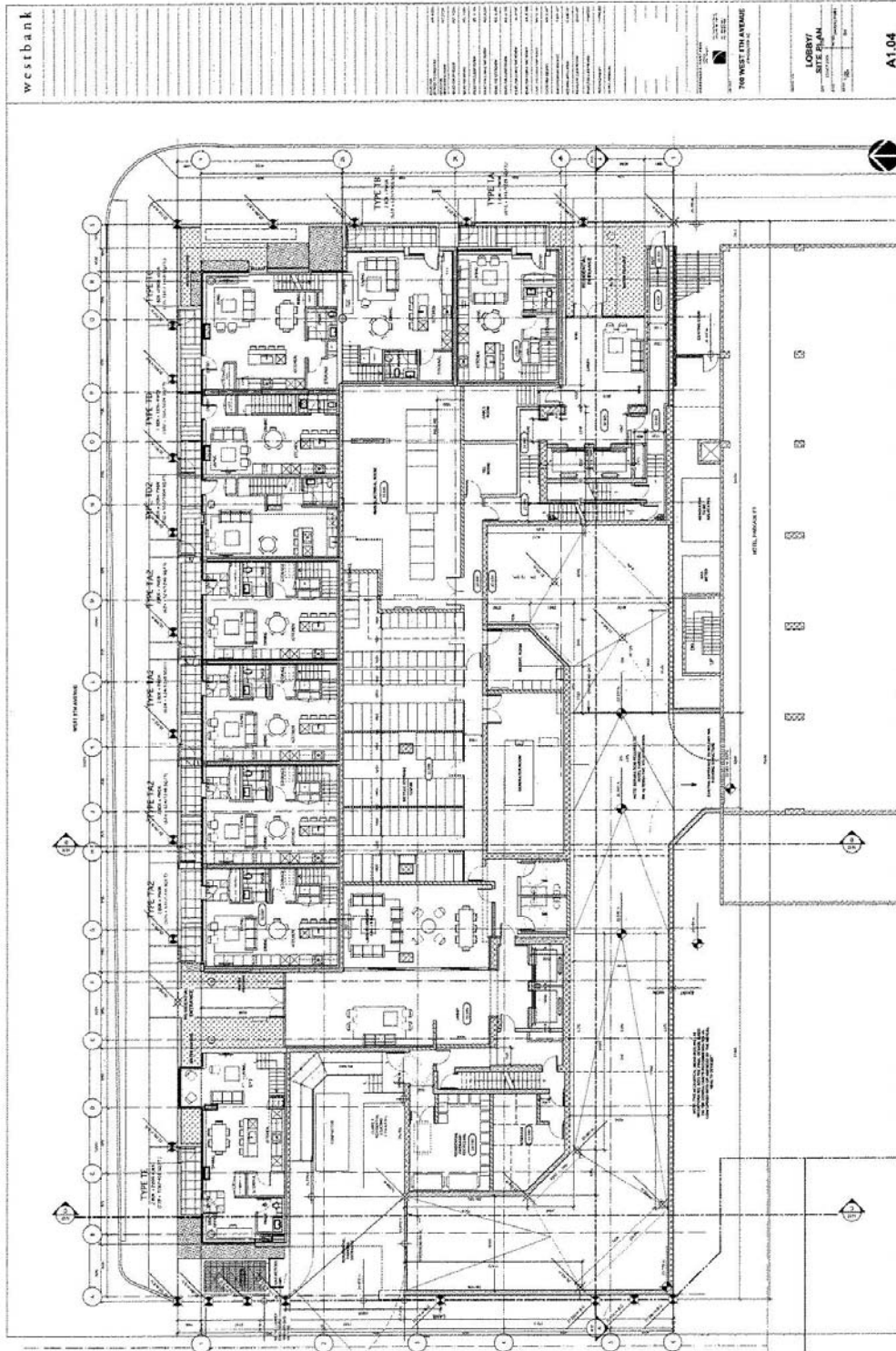
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APPENDIX A

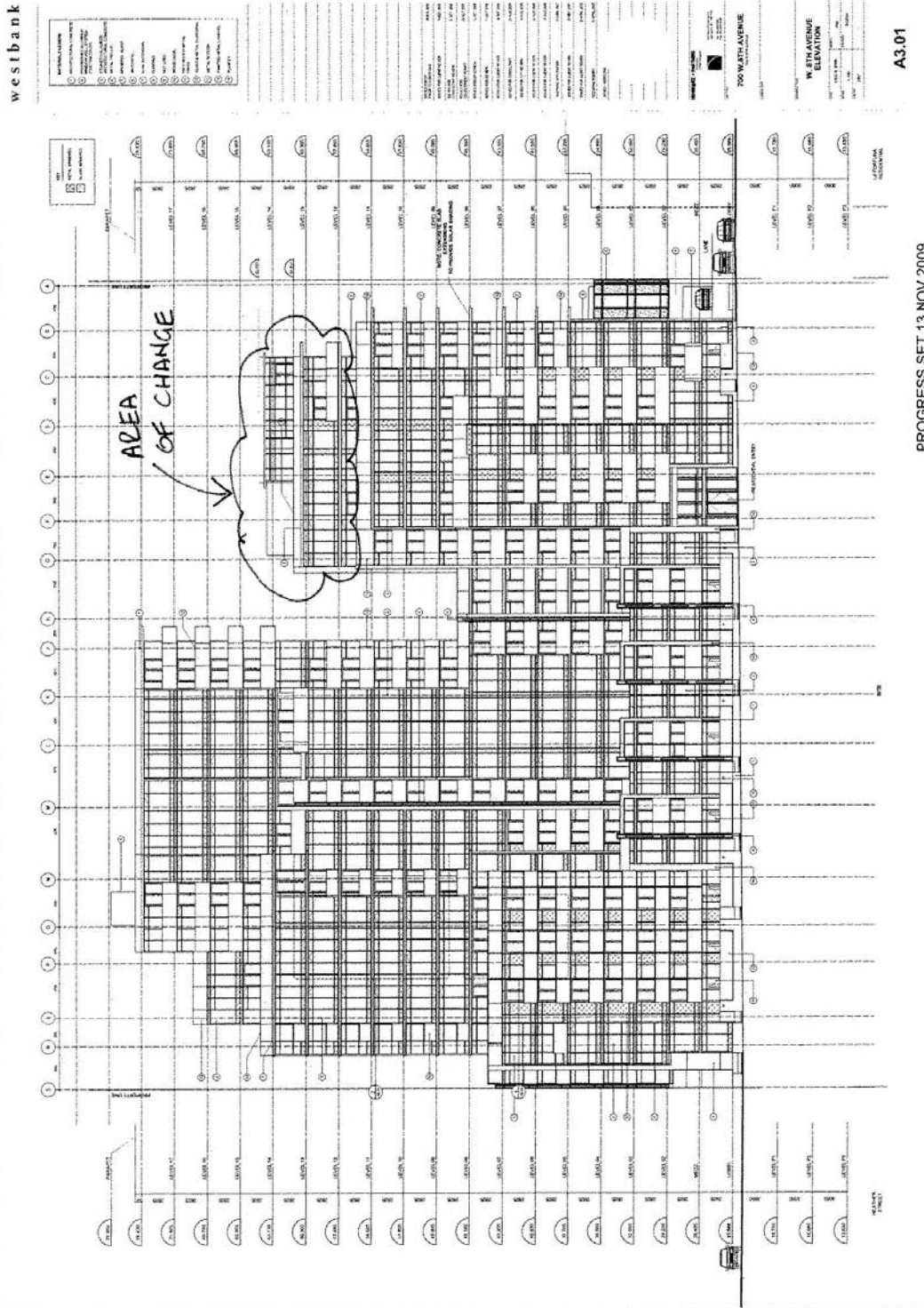


Site: 728 W 8th Ave, DE412534  
City of Vancouver Planning Department

Date: 2009 November 2nd  
Drawn: RS



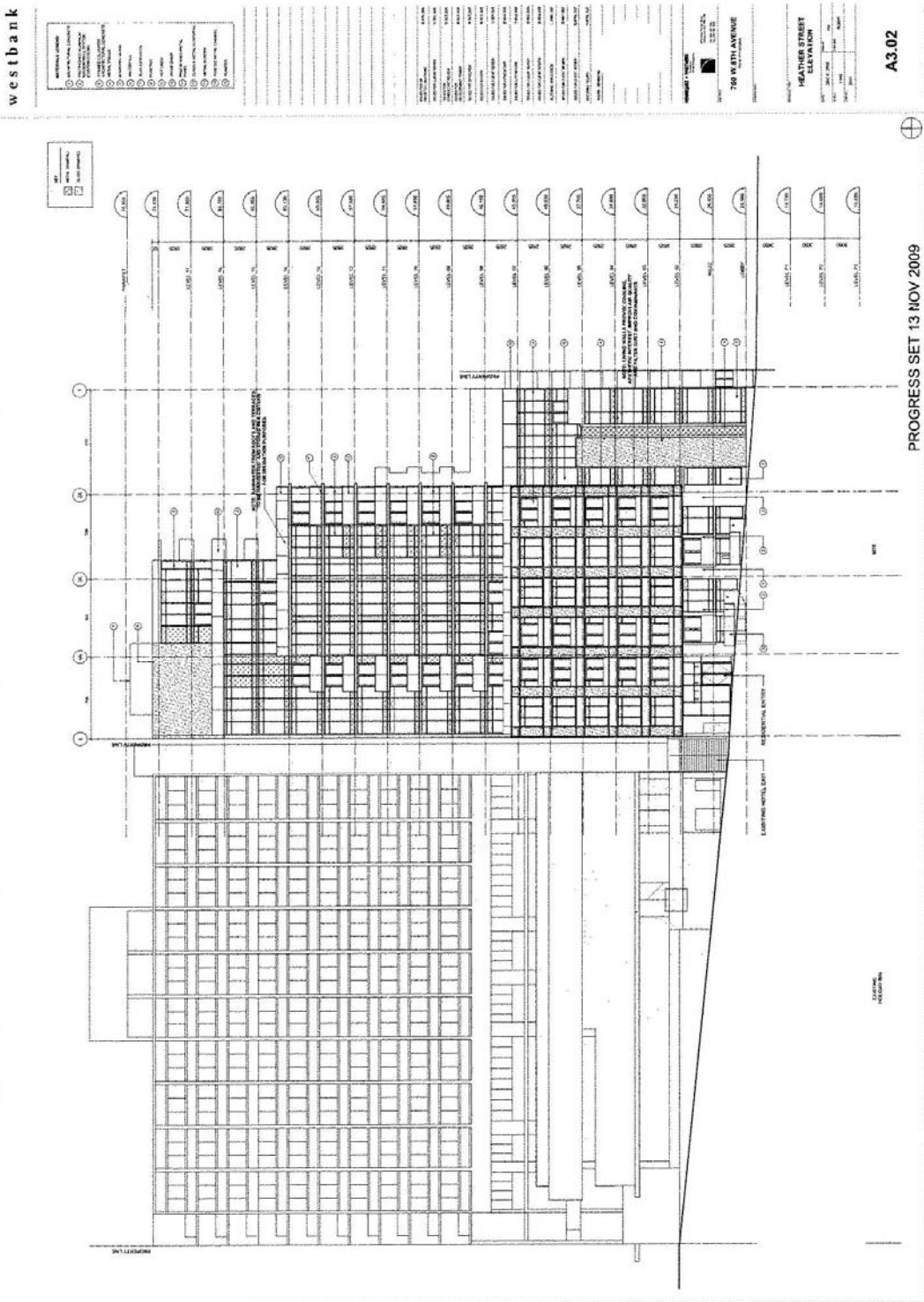
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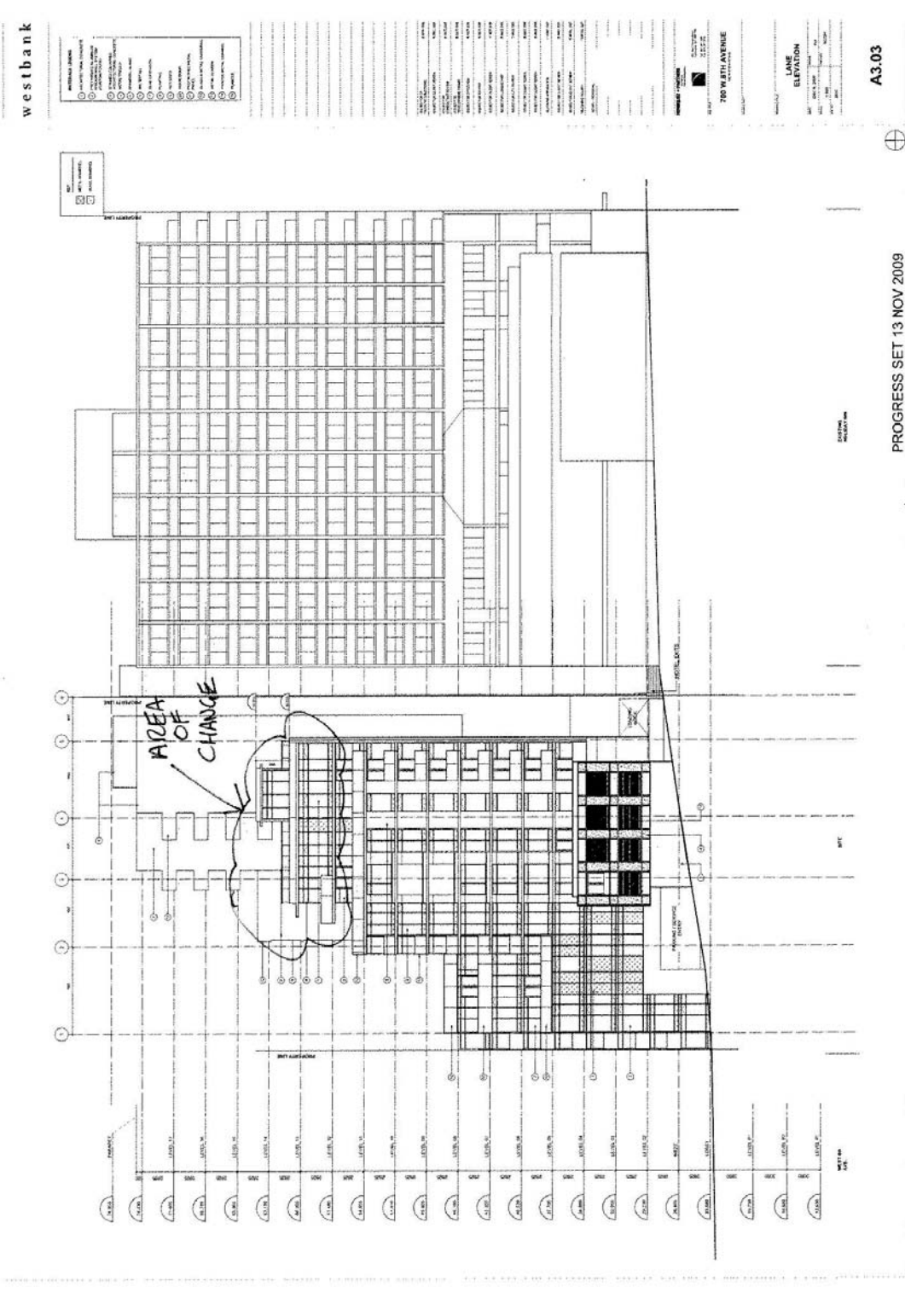


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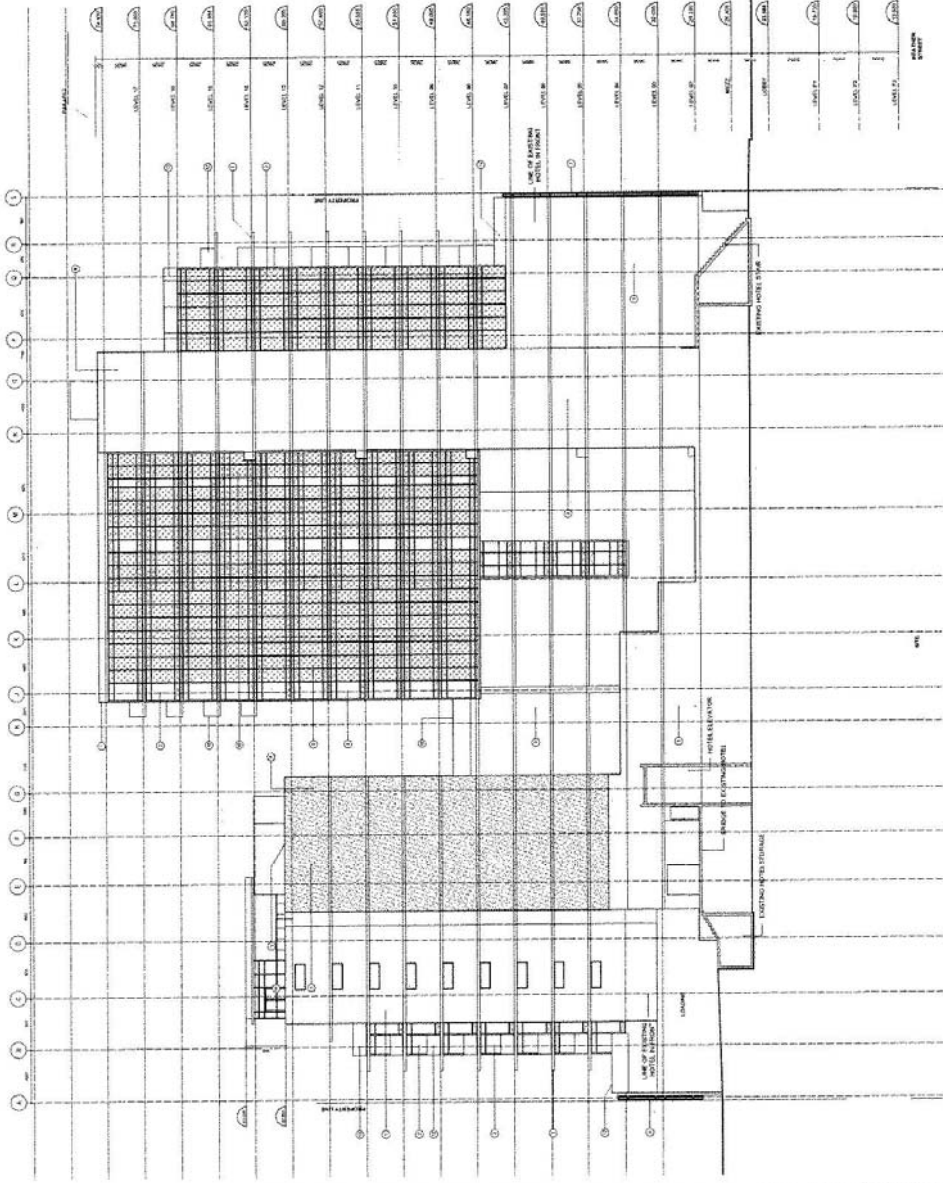
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west bank

- 1. MATERIALS
- 2. FINISHES
- 3. WALLS
- 4. FLOORS
- 5. ROOFING
- 6. MECHANICAL
- 7. ELECTRICAL
- 8. PLUMBING
- 9. PAINTS
- 10. GLASS
- 11. METALS
- 12. WOOD
- 13. CERAMIC
- 14. FABRICS
- 15. LIGHTING
- 16. FURNITURE
- 17. SIGNAGE
- 18. LANDSCAPE
- 19. SITEWORK
- 20. UTILITIES
- 21. STRUCTURE
- 22. FOUNDATION
- 23. CONCRETE
- 24. STEEL
- 25. BRICK
- 26. BLOCK
- 27. STONE
- 28. GYPSUM
- 29. PLASTER
- 30. INSULATION
- 31. MEMBRANE
- 32. CLADDING
- 33. CURTAIN WALL
- 34. WINDOW
- 35. DOOR
- 36. RAMP
- 37. STAIR
- 38. ELEVATOR
- 39. ESCAPE ROUTE
- 40. ACCESSIBILITY
- 41. SAFETY
- 42. SECURITY
- 43. SUSTAINABILITY
- 44. WELLBEING
- 45. COMFORT
- 46. HEALTH
- 47. PERFORMANCE
- 48. QUALITY
- 49. DURABILITY
- 50. MAINTENANCE

- 1. WALL
- 2. FLOOR
- 3. ROOF
- 4. MECHANICAL
- 5. ELECTRICAL
- 6. PLUMBING
- 7. PAINT
- 8. GLASS
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- 47. DURABILITY
- 48. MAINTENANCE



700 W STAVANNE

NO.	DATE	DESCRIPTION
1	13 NOV 2009	ISSUED FOR PERMITTING
2	13 NOV 2009	ISSUED FOR PERMITTING
3	13 NOV 2009	ISSUED FOR PERMITTING
4	13 NOV 2009	ISSUED FOR PERMITTING
5	13 NOV 2009	ISSUED FOR PERMITTING
6	13 NOV 2009	ISSUED FOR PERMITTING
7	13 NOV 2009	ISSUED FOR PERMITTING
8	13 NOV 2009	ISSUED FOR PERMITTING
9	13 NOV 2009	ISSUED FOR PERMITTING
10	13 NOV 2009	ISSUED FOR PERMITTING
11	13 NOV 2009	ISSUED FOR PERMITTING
12	13 NOV 2009	ISSUED FOR PERMITTING
13	13 NOV 2009	ISSUED FOR PERMITTING
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17	13 NOV 2009	ISSUED FOR PERMITTING
18	13 NOV 2009	ISSUED FOR PERMITTING
19	13 NOV 2009	ISSUED FOR PERMITTING
20	13 NOV 2009	ISSUED FOR PERMITTING

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