



A4

ADMINISTRATIVE REPORT

Report Date: March 22, 2010
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 08621
VanRIMS No.: 08-2000-20
Meeting Date: April 6, 2010

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 4900 Cartier Street

RECOMMENDATION

THAT the form of development for the CD-1 site known as 4900 Cartier Street (5100 Oak Street being the application address) be approved generally as illustrated in the Development Application Number DE413240 prepared by Busby, Perkins and Will Architects, and stamped "Received, Community Service Group, Development Services February 19, 2010", provided that the Director of Planning may approve design changes that would not adversely affect 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 the Charter requirements, this report seeks Council's approval for the revised form of development for this above-noted site.

BACKGROUND

At a Public Hearing on June 18, 1970, City Council approved a rezoning of this site from One-Family Dwelling District (RS-1) to Comprehensive Development District (CD-1). Council also approved in principle, the form of development for these lands. CD-1 By-law No. 4532 was enacted on January 6, 1971.

Development Permit DE52656 was issued on January 28, 1971, allowing for a Botanical Garden development with accessory uses on this site. Development Permits, DE58322 issued January 29, 1973, and DE64507 issued March 28, 1974, subsequently approved accessory buildings and off-street parking to be used in conjunction with the botanical gardens, including a hall and administrative facilities.

At a meeting held on September 21, 2009, the Vancouver Park Board approved the concept design for a new Botanical Garden Visitor Centre proposal.

The site is bounded by Oak Street on the east, the lane east of Granville Street on the west, the lane south of 33rd Avenue on the north and 37th Avenue on the south. 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 DE413240. 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 original rezoning for this CD-1 site was dealt with in two portions. Portion A involved the development of townhouses and garden apartments on the westerly side, and Portion B located on the easterly side of the site, involved the development of botanical gardens. The current proposal relates to the botanical garden site only.

The proposal involves the development of a new (21,247 square feet) Visitor Centre to be used in conjunction with the botanical gardens. The Visitor Centre will contain a new educational library, visitor orientation and arrival spaces, as well as a food service facility. Also included will be:

- the demolition of the existing Floral Hall;
- a new vehicle entrance (drop-off) on Oak Street;
- reconfiguration of the existing public parking area;
- relocation of the existing staff parking lot to north of the service yard;
- renovation and use of the existing garden shop and floral hall entrance area for administrative purposes; and
- relocation of the plant compound to the north side of the garden, adjacent to the service road.

As part of the review process, the Park Board held two Open Houses for the community and letters were sent to 639 neighbouring property owners inviting comments. No significant concerns have been identified. A Traffic and Parking Study was also conducted to assess the impact of the proposal on traffic volumes and parking demand. This analysis has been incorporated into the new Traffic Management Plan for Van Dusen Gardens. Engineering staff are working with the Park Board to finalize arrangements for additional traffic calming measures in the area.

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.

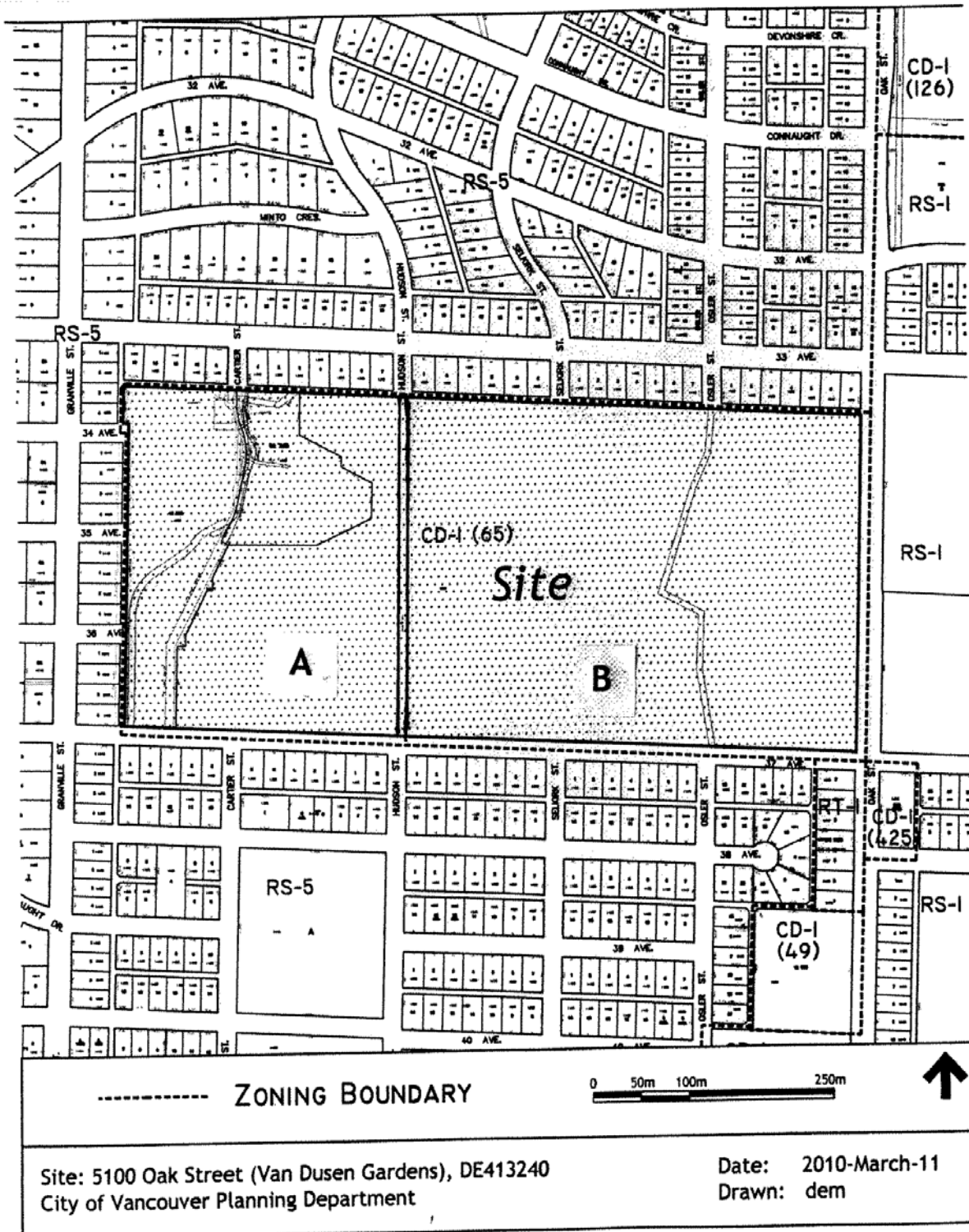
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE413240 subject to various conditions to be met prior to the issuance of the Development Permit. One of these conditions is that the revised form of development first be approved by City Council.

* * * * *



NO	ISSUE	DATE
1	DP SET	AUG 09
2	DP SET - CLARIFICATION	FEB 10

**DEVELOPMENT
PERMIT
FEB, 2010**

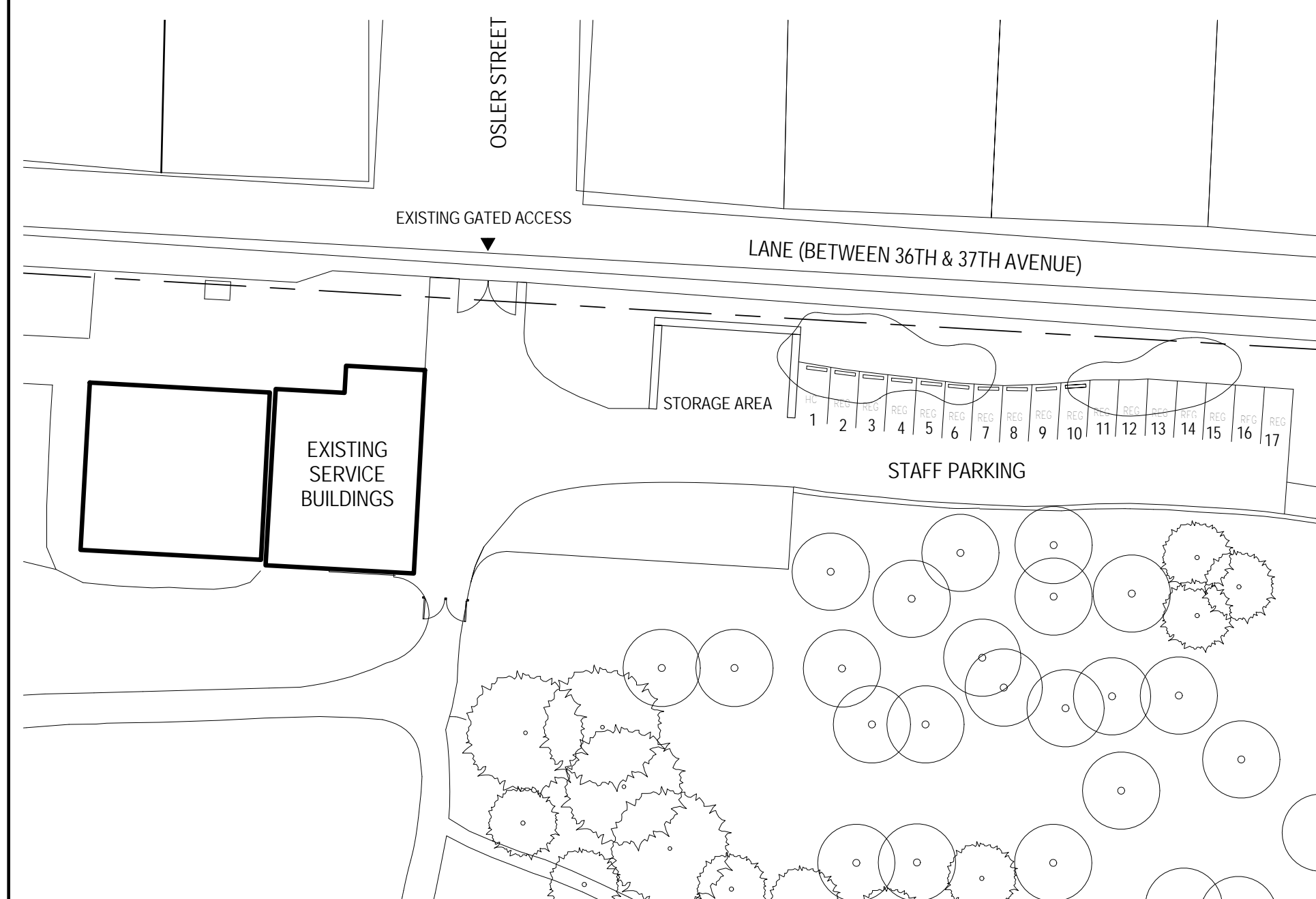
NO	ISSUE	DATE



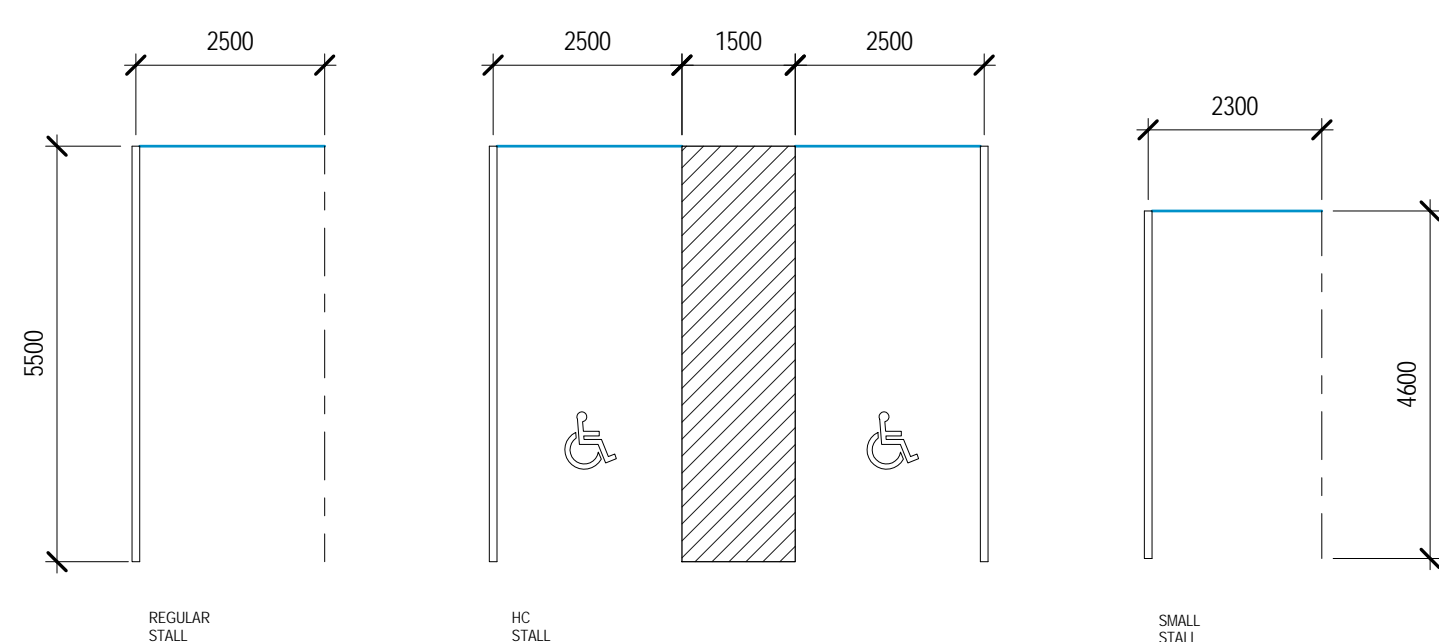
Sheet Information	
Date	February 2010
Job Number	41-0764
Drawn	Author
Checked	Checker
Approved	Approver
Title	

Site Plan

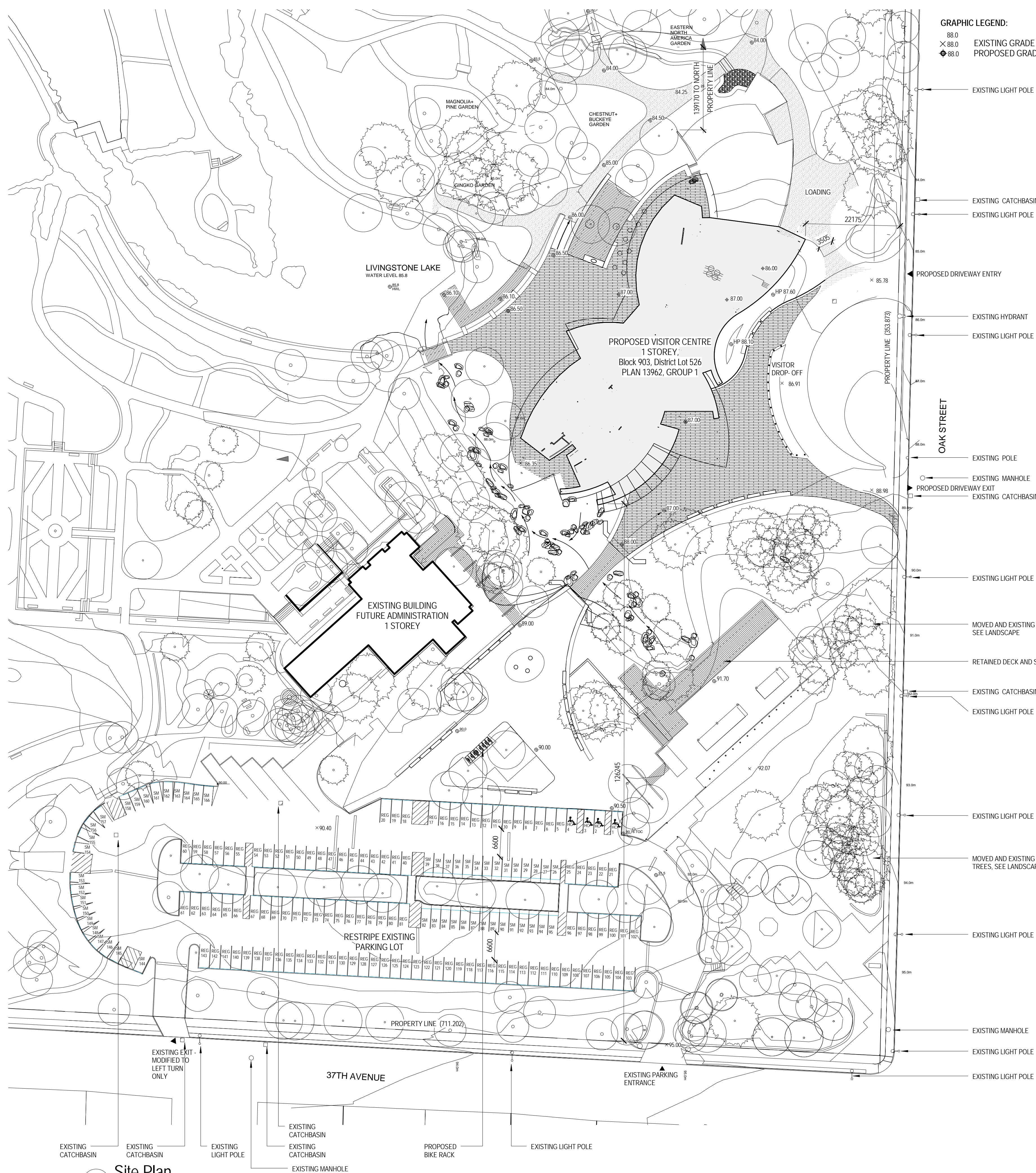
Sheet
A-051



2 Site Plan -North
1:500



3 Typical Parking Stall Dimensions
1:100



1 Site Plan
1:500

**BUSBY
PERKINS
+ WILL**

1220 Homer St.
Vancouver, British Columbia
Canada V6B 2Y5
T 604.684.5446
F 604.684.5447
www.busbyperkinswill.ca

**VanDusen
Botanical Garden**

**Vancouver Board
of Parks and
Recreation**

5251 Oak Street
Vancouver BC V6M 4H1

NO	ISSUE	DATE
1	DP SET	AUG 09
2	DP SET - CLARIFICATION	FEB 10

**DEVELOPMENT
PERMIT
FEB, 2010**

NO	ISSUE	DATE



Sheet Information

Date	February 2010
Job Number	41-0764
Drawn	Author
Checked	Checker
Approved	Approver
Title	

**Context Aerial
Photo**

Sheet

A-010



1 Aerial View
1 : 1000

BUSBY PERKINS + WILL

1220 Homer St.
Vancouver, British Columbia
Canada V6B 2Y5
t 604.684.5446
f 604.684.5447
www.busbyperkinswill.ca

VanDusen Botanical Garden

Vancouver Board of Parks and Recreation

5251 Oak Street
Vancouver BC V6M 4H1

MATERIAL LEGEND

- 1.0 ARCHITECTURAL CONCRETE
- 2.0 RAMMED EARTH
- 3.0 GLASS
- 4.0 DOORS
- 5.0 WOOD
- 6.0 GREEN ROOF
- 7.0 ALUMINIUM
- 8.0 GABIAN STONE WALL
- 9.0 LANDSCAPE BERM
- 10.0 WOOD COLUMN
- 11.0 STEEL COLUMN
- 12.0 SOLAR TUBES

NO	ISSUE	DATE
1	DP SET	AUG 09
2	DP SET - CLARIFICATION	FEB 10

**DEVELOPMENT
PERMIT**

FEB, 2010

NO	ISSUE	DATE

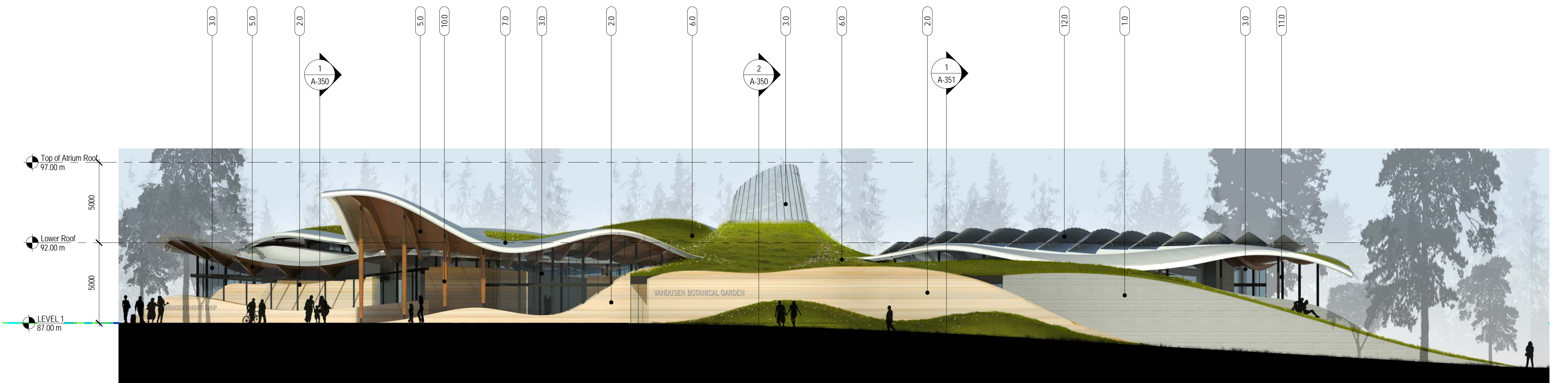
Sheet Information	
Date	February 2010
Job Number	41-0764
Drawn	Author
Checked	Checker
Approved	Approver
Title	

North & East Elevations

Sheet A-300



2 North Elevation
1:150



1 East Elevation
1:150

**BUSBY
PERKINS
+ WILL**

1220 Homer St.
Vancouver, British Columbia
Canada V6B 2Y5
t 604.684.5446
f 604.684.5447
www.busbyperkinswill.ca

**VanDusen
Botanical Garden**

**Vancouver Board
of Parks and
Recreation**

5251 Oak Street
Vancouver BC V6M 4H1

MATERIAL LEGEND

- 1.0 ARCHITECTURAL CONCRETE
- 2.0 RAMMED EARTH
- 3.0 GLASS
- 4.0 DOORS
- 5.0 WOOD
- 6.0 GREEN ROOF
- 7.0 ALUMINUM
- 8.0 GABIAN STONE WALL
- 9.0 LANDSCAPE BERM
- 10.0 WOOD COLUMN
- 11.0 STEEL COLUMN
- 12.0 SOLAR TUBES

NO	ISSUE	DATE
1	DP SET	AUG 09
2	DP SET - CLARIFICATION	FEB 10

**DEVELOPMENT
PERMIT
FEB, 2010**

NO	ISSUE	DATE

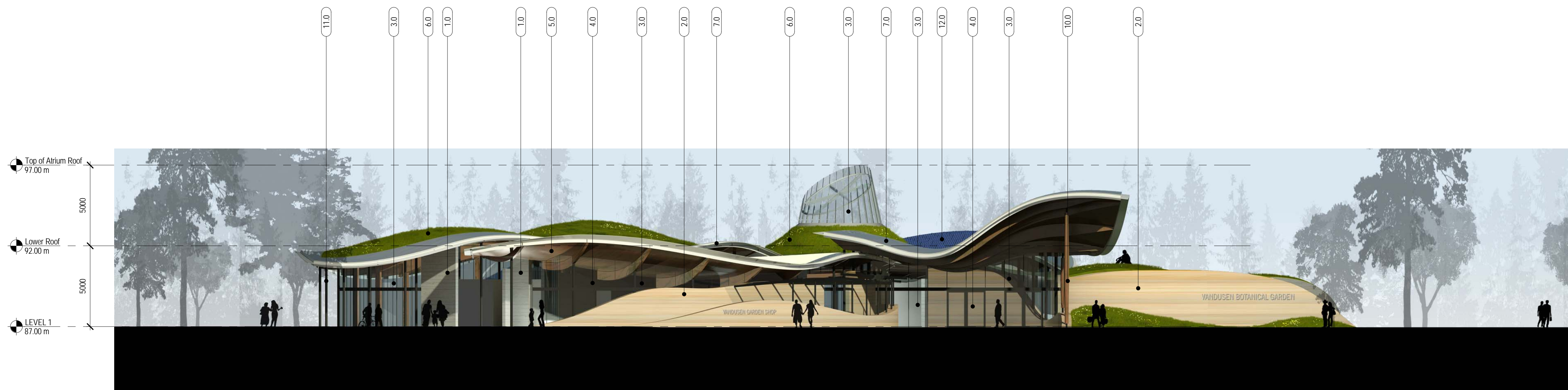
Sheet Information

Date	February 2010
Job Number	41-0764
Drawn	Author
Checked	Checker
Approved	Approver
Title	

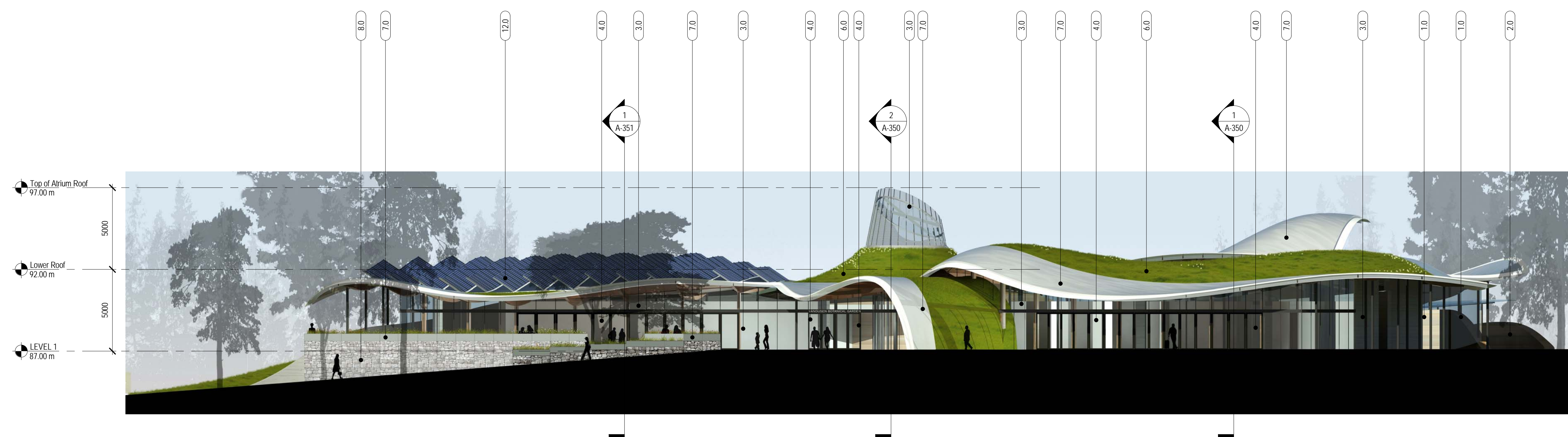
**South & West
Elevations**

Sheet

A-301



2 South Elevation
1 : 150



1 West Elevation
1 : 150