



A4

ADMINISTRATIVE REPORT

Report Date: May 20, 2010
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 08717
VanRIMS No.: 08-2000-20
Meeting Date: June 8, 2010

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development - 1350 Granville Street

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 1300-1336 Granville Street (1350 Granville Street being the application address) be approved generally as illustrated in the Development Application Number DE413061, prepared by IBI Group Architects and stamped "Received, Community Service Group, Development Services, February 19, 2010", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of the 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 form of development for this portion of the above-noted CD-1 zoned site.

BACKGROUND

At a Public Hearing on September 16, 2008, City Council approved a rezoning of this site from Downtown District (DD) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 10029 was enacted on April 20, 2010.

The site occupies the east side of the 1300 block of Granville Street, between Drake Street and the Granville Bridgehead, and Rolston Crescent to the west. 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 DE413061. 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 application proposes the development of a twenty-two storey (22) building containing commercial and residential uses (187 dwelling units) over four levels of underground parking having vehicular access from Rolston Crescent. The application also includes the retention and rehabilitation of the existing Heritage 'B' building (Yale Hotel), retention of its 260-seat neighbourhood pub use on the ground floor, and the upgrading of 43 Single Room Accommodation rooms on the upper two floors of the hotel.

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.

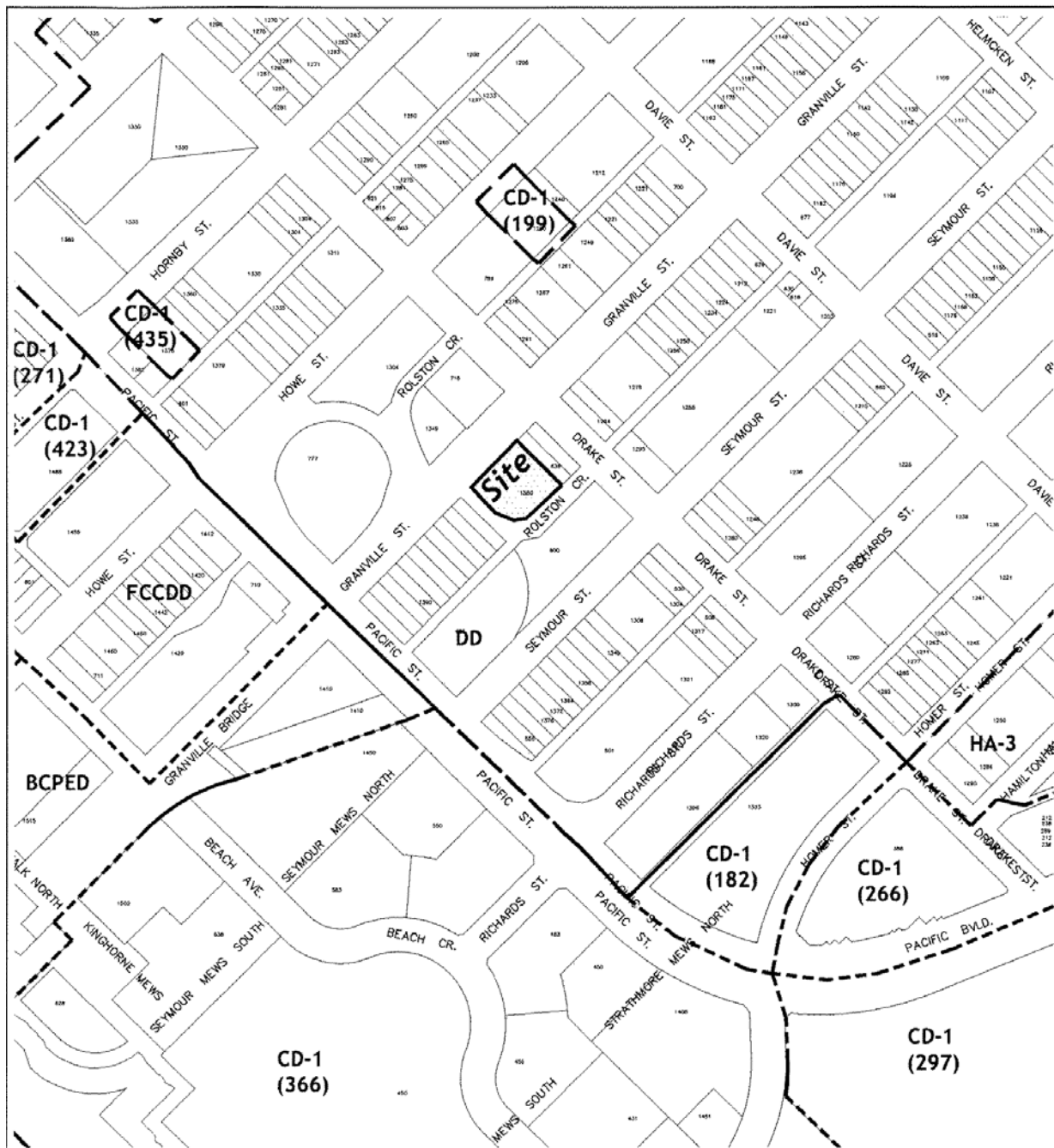
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Development Permit Board has approved Development Application Number DE413061 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.

* * * * *

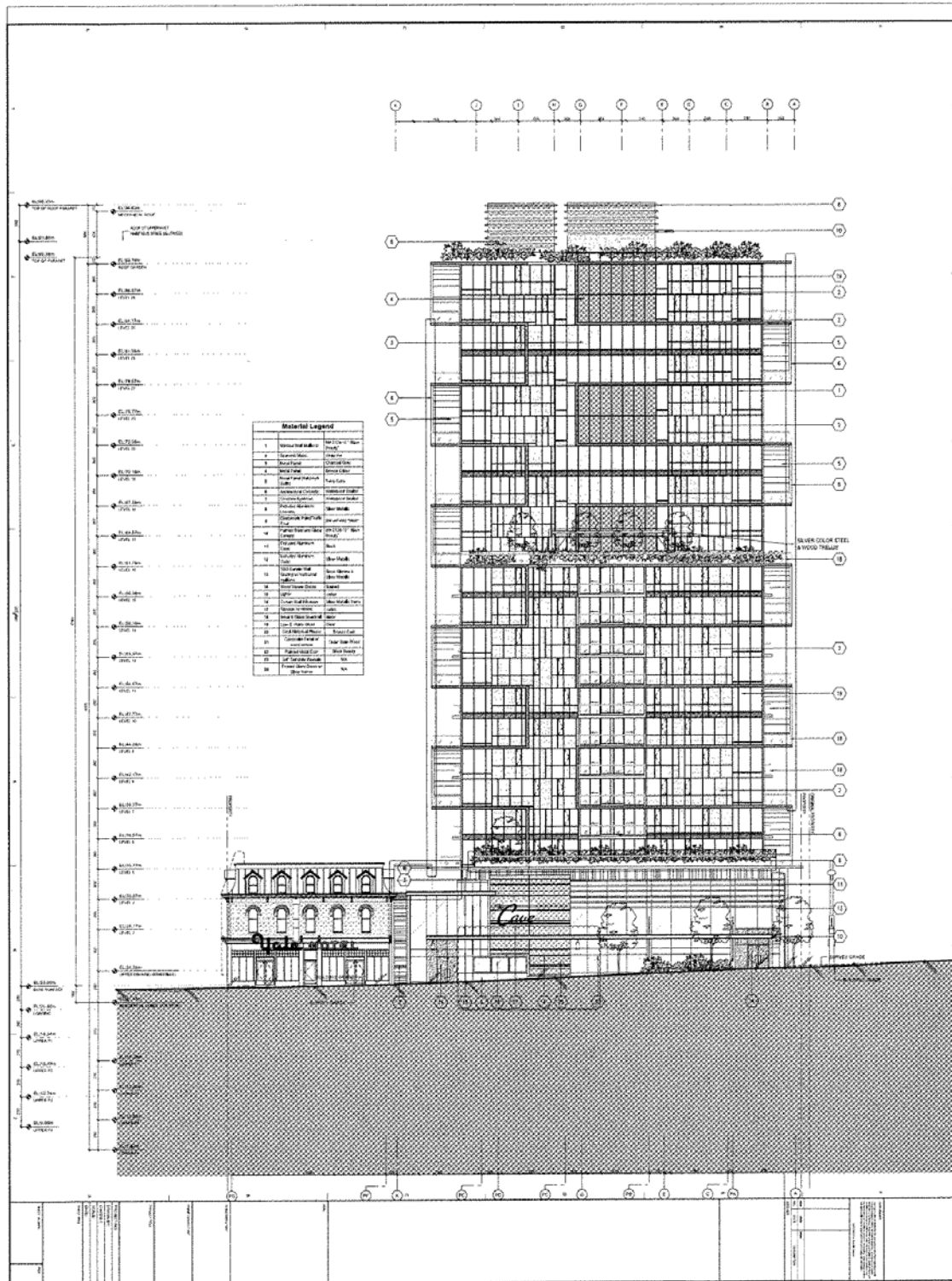


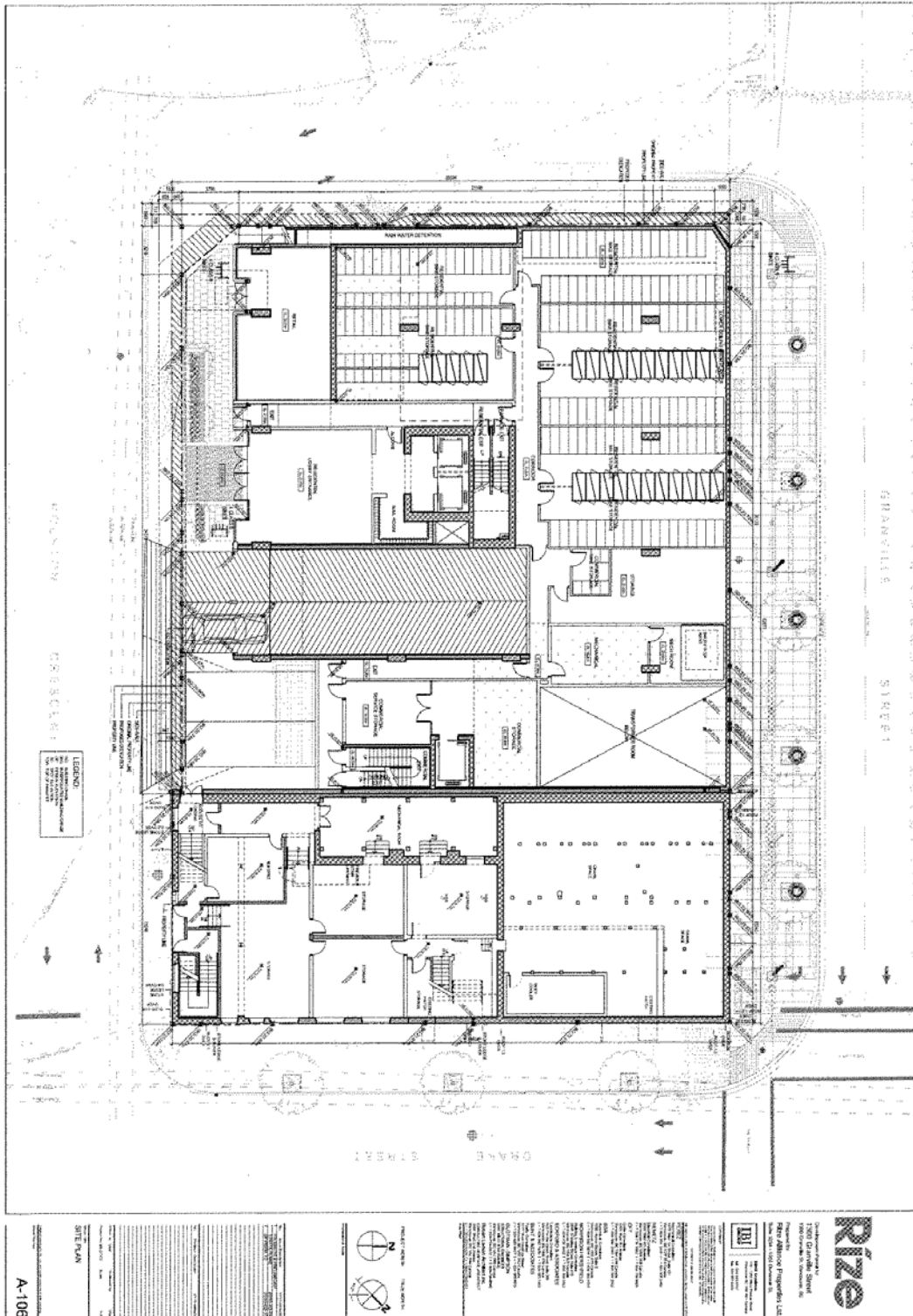
--- ZONING BOUNDARY

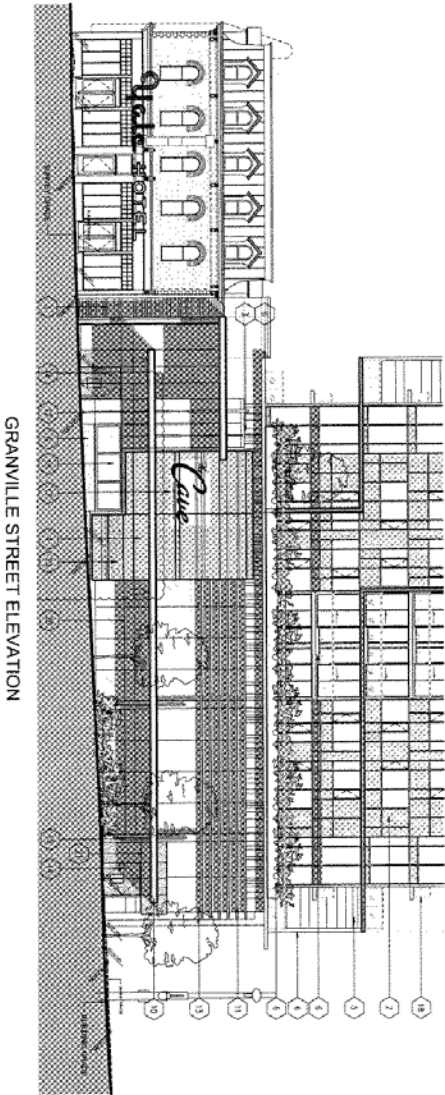


Site: 1350 Granville Street, DE413061
City of Vancouver Planning Department

Date: 2010 May 20th
Drawn: RS

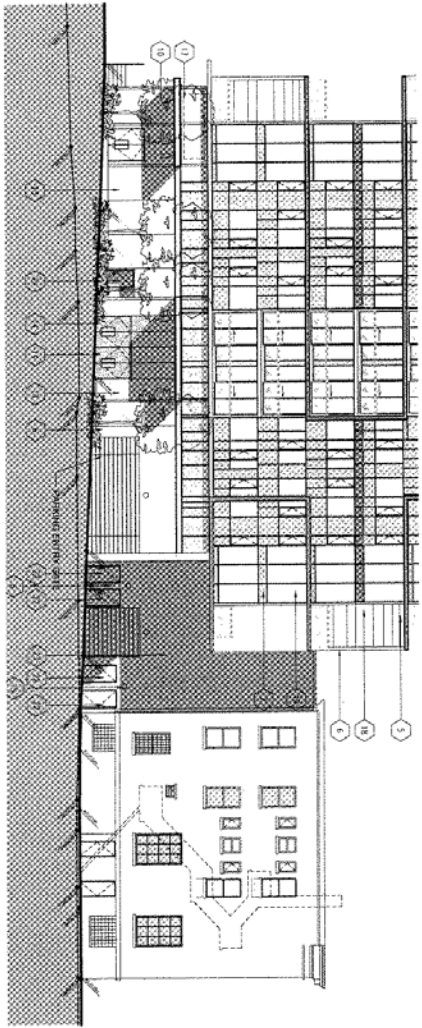






GRANVILLE STREET ELEVATION

Material Legend	
1	Concrete and masonry
2	Brickwork
3	Clay tiles
4	Roof tiles
5	Roofing
6	Roofing
7	Roofing
8	Roofing
9	Roofing
10	Roofing
11	Roofing
12	Roofing
13	Roofing
14	Roofing
15	Roofing
16	Roofing
17	Roofing
18	Roofing
19	Roofing
20	Roofing
21	Roofing
22	Roofing
23	Roofing
24	Roofing

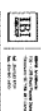


ROLSTON CRESCENT ELEVATION



1300 Granville Street
Victoria, British Columbia V8M 1A6

After-Access Properties Ltd.



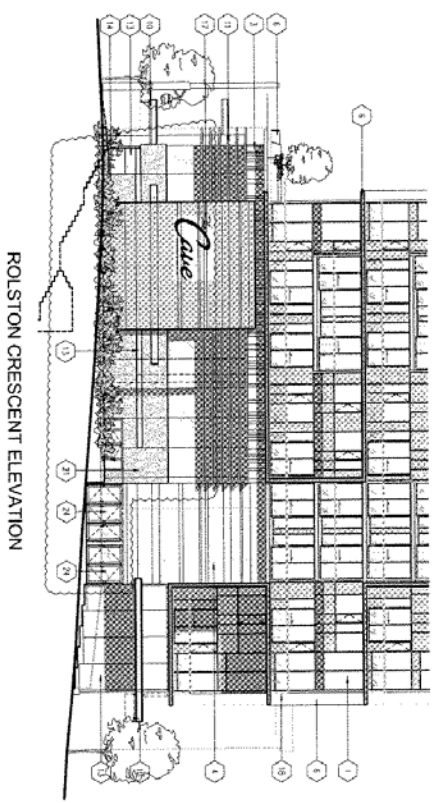
Architect

Project: Rolston Crescent
Location: Rolston Crescent
Scale: 1/8" = 1'-0"
Date: 2023-10-27
Drawing No: A-5011A



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2023-10-27
2	REVISED PER COMMENTS	2023-10-27
3	REVISED PER COMMENTS	2023-10-27
4	REVISED PER COMMENTS	2023-10-27
5	REVISED PER COMMENTS	2023-10-27
6	REVISED PER COMMENTS	2023-10-27
7	REVISED PER COMMENTS	2023-10-27
8	REVISED PER COMMENTS	2023-10-27
9	REVISED PER COMMENTS	2023-10-27
10	REVISED PER COMMENTS	2023-10-27
11	REVISED PER COMMENTS	2023-10-27
12	REVISED PER COMMENTS	2023-10-27
13	REVISED PER COMMENTS	2023-10-27
14	REVISED PER COMMENTS	2023-10-27
15	REVISED PER COMMENTS	2023-10-27
16	REVISED PER COMMENTS	2023-10-27
17	REVISED PER COMMENTS	2023-10-27
18	REVISED PER COMMENTS	2023-10-27
19	REVISED PER COMMENTS	2023-10-27
20	REVISED PER COMMENTS	2023-10-27
21	REVISED PER COMMENTS	2023-10-27
22	REVISED PER COMMENTS	2023-10-27
23	REVISED PER COMMENTS	2023-10-27
24	REVISED PER COMMENTS	2023-10-27

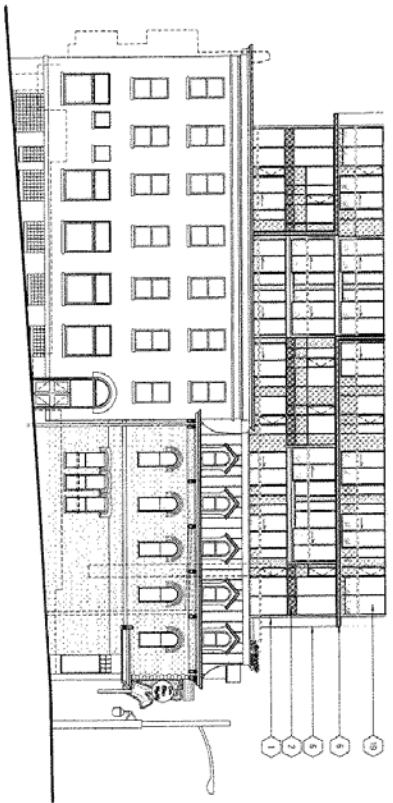
A-5011A



ROLSTON CRESCENT ELEVATION

Material Legend

Symbol	Description
1	Yellow Brick
2	Red Brick
3	White Brick
4	Dark Brick
5	Light Brick
6	Dark Brick
7	Dark Brick
8	Dark Brick
9	Dark Brick
10	Dark Brick
11	Dark Brick
12	Dark Brick
13	Dark Brick
14	Dark Brick
15	Dark Brick
16	Dark Brick
17	Dark Brick
18	Dark Brick
19	Dark Brick
20	Dark Brick
21	Dark Brick
22	Dark Brick
23	Dark Brick
24	Dark Brick



DRAKE CRESCENT ELEVATION



Professional Project:
1300 Galloway Street
Rize Architecture & Interiors Ltd.
1000 Galloway Street
Rize Architecture & Interiors Ltd.
1000 Galloway Street



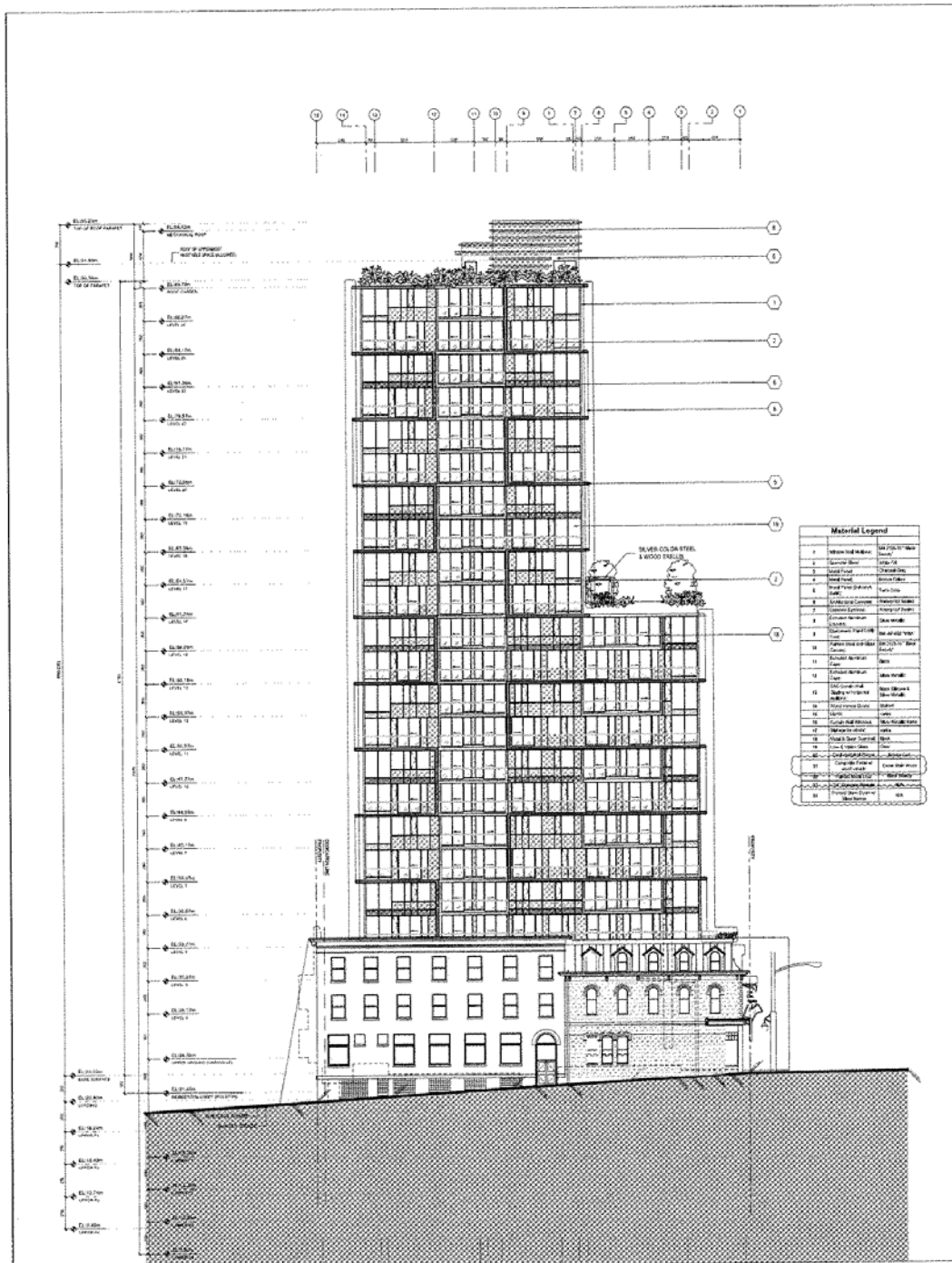
Professional Engineer
1000 Galloway Street
Rize Architecture & Interiors Ltd.
1000 Galloway Street

PROJECT: Drake Crescent
DATE: 2023-08-15
DRAWING: ELEVATION
SCALE: 1/8" = 1'-0"
PROJECT LOCATION: 1300 Galloway Street
PROJECT OWNER: Rize Architecture & Interiors Ltd.
PROJECT ARCHITECT: Rize Architecture & Interiors Ltd.
PROJECT ENGINEER: Rize Architecture & Interiors Ltd.
PROJECT CONTRACTOR: Rize Architecture & Interiors Ltd.
PROJECT CONSULTANT: Rize Architecture & Interiors Ltd.
PROJECT DESIGNER: Rize Architecture & Interiors Ltd.
PROJECT DRAWER: Rize Architecture & Interiors Ltd.
PROJECT CHECKER: Rize Architecture & Interiors Ltd.
PROJECT APPROVER: Rize Architecture & Interiors Ltd.
PROJECT REVIEWER: Rize Architecture & Interiors Ltd.
PROJECT REVISIONS: Rize Architecture & Interiors Ltd.
PROJECT NOTES: Rize Architecture & Interiors Ltd.



PROJECT: Drake Crescent
DATE: 2023-08-15
DRAWING: ELEVATION
SCALE: 1/8" = 1'-0"
PROJECT LOCATION: 1300 Galloway Street
PROJECT OWNER: Rize Architecture & Interiors Ltd.
PROJECT ARCHITECT: Rize Architecture & Interiors Ltd.
PROJECT ENGINEER: Rize Architecture & Interiors Ltd.
PROJECT CONTRACTOR: Rize Architecture & Interiors Ltd.
PROJECT CONSULTANT: Rize Architecture & Interiors Ltd.
PROJECT DESIGNER: Rize Architecture & Interiors Ltd.
PROJECT DRAWER: Rize Architecture & Interiors Ltd.
PROJECT CHECKER: Rize Architecture & Interiors Ltd.
PROJECT APPROVER: Rize Architecture & Interiors Ltd.
PROJECT REVIEWER: Rize Architecture & Interiors Ltd.
PROJECT REVISIONS: Rize Architecture & Interiors Ltd.
PROJECT NOTES: Rize Architecture & Interiors Ltd.

A-501B



Rize
 1300 Capital Street
 San Francisco, CA 94109
 Tel: 415.774.1000
 Fax: 415.774.1001
 www.rize.com

PROJECT INFORMATION
 PROJECT: [REDACTED]
 ARCHITECT: [REDACTED]
 DATE: [REDACTED]

REVISIONS

SCALE
 1/8" = 1'-0"

DATE
 01/15/2010

BY
 [REDACTED]

CHECKED
 [REDACTED]

APPROVED
 [REDACTED]

PROJECT LOCATION
 [REDACTED]

SECTION
 [REDACTED]

SCALE
 1/8" = 1'-0"

DATE
 01/15/2010

BY
 [REDACTED]

CHECKED
 [REDACTED]

APPROVED
 [REDACTED]

PROJECT LOCATION
 [REDACTED]

SECTION
 [REDACTED]

SCALE
 1/8" = 1'-0"

DATE
 01/15/2010

BY
 [REDACTED]

CHECKED
 [REDACTED]

APPROVED
 [REDACTED]

PROJECT LOCATION
 [REDACTED]

SECTION
 [REDACTED]

SCALE
 1/8" = 1'-0"

DATE
 01/15/2010

BY
 [REDACTED]

CHECKED
 [REDACTED]

APPROVED
 [REDACTED]

PROJECT LOCATION
 [REDACTED]

SECTION
 [REDACTED]

SCALE
 1/8" = 1'-0"

DATE
 01/15/2010

BY
 [REDACTED]

CHECKED
 [REDACTED]

APPROVED
 [REDACTED]

PROJECT LOCATION
 [REDACTED]

SECTION
 [REDACTED]

SCALE
 1/8" = 1'-0"

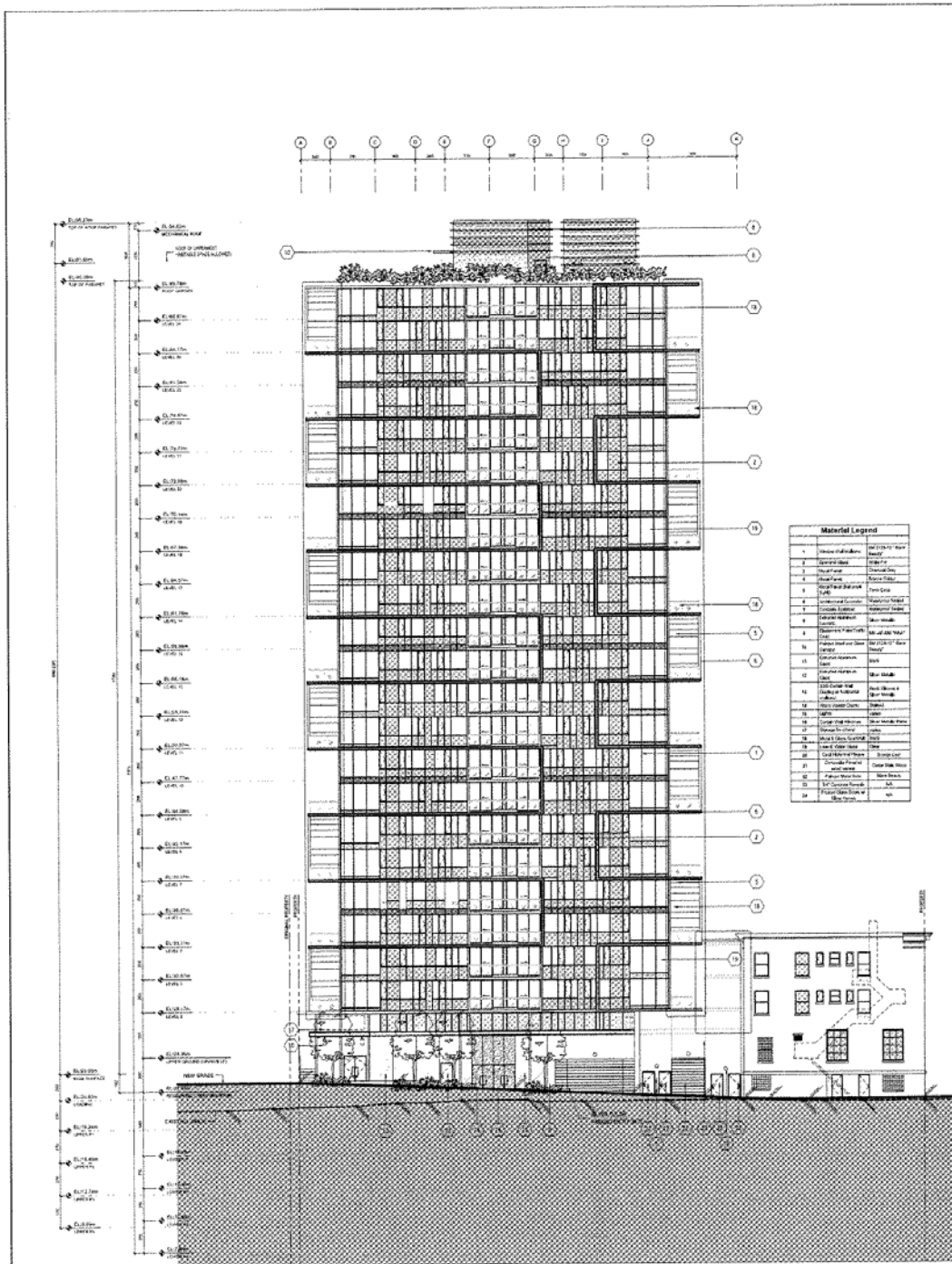
DATE
 01/15/2010

BY
 [REDACTED]

CHECKED
 [REDACTED]

APPROVED
 [REDACTED]

A-503



Rize
 1000 Grand Street
 New York, NY 10002
 Phone: (212) 512-1234
 Fax: (212) 512-5678
 Website: www.rize.com

Architectural Firm:
 1234 Main Street
 New York, NY 10001
 Phone: (212) 555-1234
 Fax: (212) 555-5678
 Website: www.archfirm.com

Scale: 1/8" = 1'-0"

North Arrow: [Symbol]

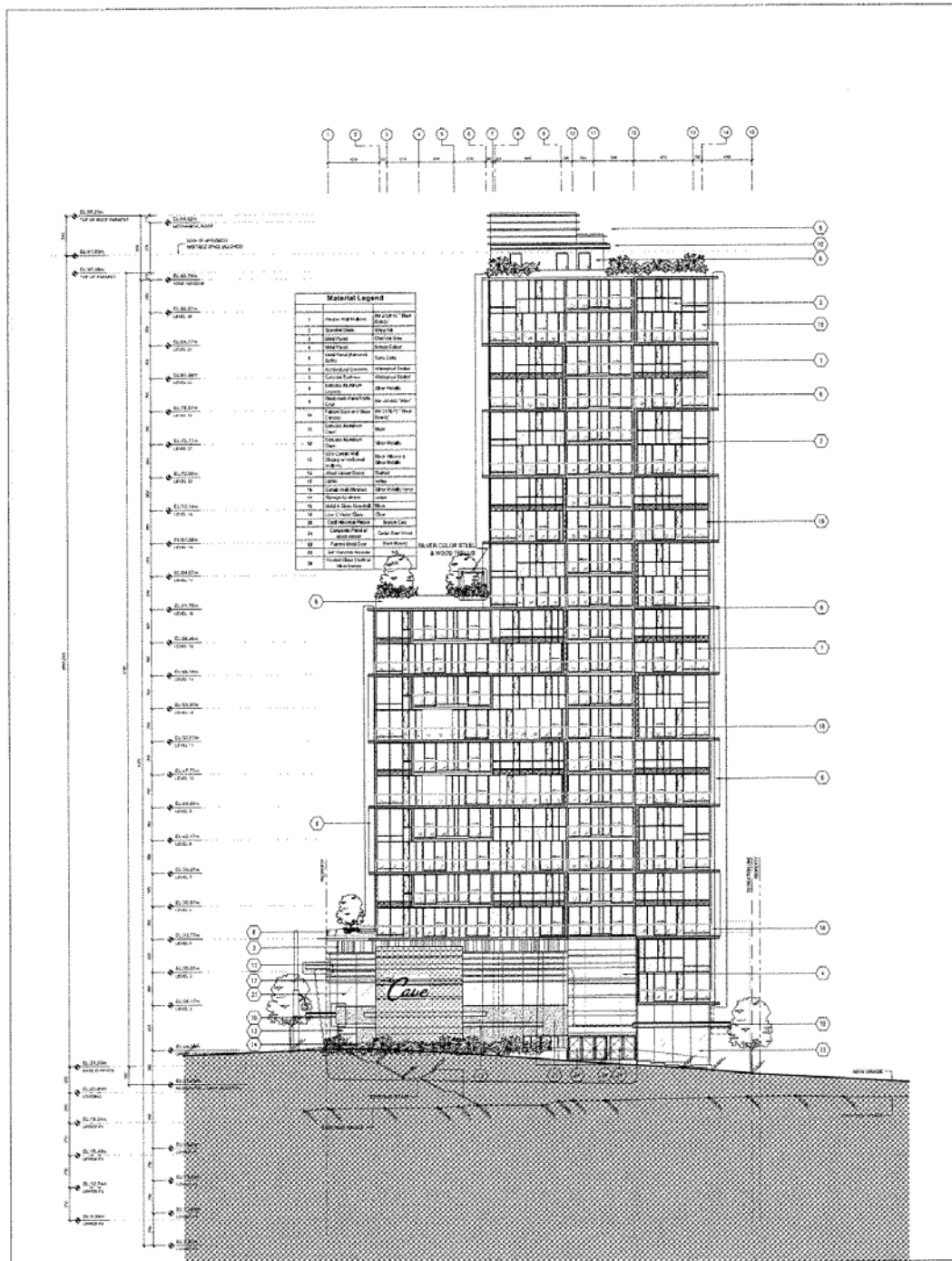
Section Title: SECTION A-A

Notes:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. FINISH FLOOR LEVELS ARE SHOWN ON THE LEFT.
 3. CONCRETE SLABS ARE CAST IN PLACE.
 4. REINFORCING BARS ARE SHOWN WITH NUMBERS AND SIZES.
 5. WALLS ARE CONCRETE ON EXTERIOR AND BRICK ON INTERIOR.
 6. ROOF IS FLAT WITH 1/4" PER FOOT DRAINAGE.
 7. FOUNDATION IS CONCRETE ON GRADE.
 8. SEE OTHER SHEETS FOR DETAILS AND MATERIALS.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 10. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DIMENSIONS OR MATERIALS SHOWN ON THIS SHEET.
 11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS BEFORE CONSTRUCTION.
 12. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS.
 13. THIS SHEET IS PART OF A SET OF DRAWINGS. ALL WORK SHALL BE IN ACCORDANCE WITH THE ENTIRE SET.
 14. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 16. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 18. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 20. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS.
 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 22. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS.
 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 24. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS.
 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Revision Table:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/15/2023
2	REVISIONS TO PERMITTING	10/20/2023
3	REVISIONS TO PERMITTING	10/25/2023
4	REVISIONS TO PERMITTING	11/01/2023
5	REVISIONS TO PERMITTING	11/05/2023
6	REVISIONS TO PERMITTING	11/10/2023
7	REVISIONS TO PERMITTING	11/15/2023
8	REVISIONS TO PERMITTING	11/20/2023
9	REVISIONS TO PERMITTING	11/25/2023
10	REVISIONS TO PERMITTING	12/01/2023
11	REVISIONS TO PERMITTING	12/05/2023
12	REVISIONS TO PERMITTING	12/10/2023
13	REVISIONS TO PERMITTING	12/15/2023
14	REVISIONS TO PERMITTING	12/20/2023
15	REVISIONS TO PERMITTING	12/25/2023
16	REVISIONS TO PERMITTING	01/01/2024
17	REVISIONS TO PERMITTING	01/05/2024
18	REVISIONS TO PERMITTING	01/10/2024
19	REVISIONS TO PERMITTING	01/15/2024
20	REVISIONS TO PERMITTING	01/20/2024
21	REVISIONS TO PERMITTING	01/25/2024
22	REVISIONS TO PERMITTING	02/01/2024
23	REVISIONS TO PERMITTING	02/05/2024
24	REVISIONS TO PERMITTING	02/10/2024
25	REVISIONS TO PERMITTING	02/15/2024
26	REVISIONS TO PERMITTING	02/20/2024
27	REVISIONS TO PERMITTING	02/25/2024
28	REVISIONS TO PERMITTING	03/01/2024
29	REVISIONS TO PERMITTING	03/05/2024
30	REVISIONS TO PERMITTING	03/10/2024
31	REVISIONS TO PERMITTING	03/15/2024
32	REVISIONS TO PERMITTING	03/20/2024
33	REVISIONS TO PERMITTING	03/25/2024
34	REVISIONS TO PERMITTING	04/01/2024
35	REVISIONS TO PERMITTING	04/05/2024
36	REVISIONS TO PERMITTING	04/10/2024
37	REVISIONS TO PERMITTING	04/15/2024
38	REVISIONS TO PERMITTING	04/20/2024
39	REVISIONS TO PERMITTING	04/25/2024
40	REVISIONS TO PERMITTING	05/01/2024
41	REVISIONS TO PERMITTING	05/05/2024
42	REVISIONS TO PERMITTING	05/10/2024
43	REVISIONS TO PERMITTING	05/15/2024
44	REVISIONS TO PERMITTING	05/20/2024
45	REVISIONS TO PERMITTING	05/25/2024
46	REVISIONS TO PERMITTING	06/01/2024
47	REVISIONS TO PERMITTING	06/05/2024
48	REVISIONS TO PERMITTING	06/10/2024
49	REVISIONS TO PERMITTING	06/15/2024
50	REVISIONS TO PERMITTING	06/20/2024
51	REVISIONS TO PERMITTING	06/25/2024
52	REVISIONS TO PERMITTING	07/01/2024
53	REVISIONS TO PERMITTING	07/05/2024
54	REVISIONS TO PERMITTING	07/10/2024
55	REVISIONS TO PERMITTING	07/15/2024
56	REVISIONS TO PERMITTING	07/20/2024
57	REVISIONS TO PERMITTING	07/25/2024
58	REVISIONS TO PERMITTING	08/01/2024
59	REVISIONS TO PERMITTING	08/05/2024
60	REVISIONS TO PERMITTING	08/10/2024
61	REVISIONS TO PERMITTING	08/15/2024
62	REVISIONS TO PERMITTING	08/20/2024
63	REVISIONS TO PERMITTING	08/25/2024
64	REVISIONS TO PERMITTING	09/01/2024
65	REVISIONS TO PERMITTING	09/05/2024
66	REVISIONS TO PERMITTING	09/10/2024
67	REVISIONS TO PERMITTING	09/15/2024
68	REVISIONS TO PERMITTING	09/20/2024
69	REVISIONS TO PERMITTING	09/25/2024
70	REVISIONS TO PERMITTING	10/01/2024
71	REVISIONS TO PERMITTING	10/05/2024
72	REVISIONS TO PERMITTING	10/10/2024
73	REVISIONS TO PERMITTING	10/15/2024
74	REVISIONS TO PERMITTING	10/20/2024
75	REVISIONS TO PERMITTING	10/25/2024
76	REVISIONS TO PERMITTING	11/01/2024
77	REVISIONS TO PERMITTING	11/05/2024
78	REVISIONS TO PERMITTING	11/10/2024
79	REVISIONS TO PERMITTING	11/15/2024
80	REVISIONS TO PERMITTING	11/20/2024
81	REVISIONS TO PERMITTING	11/25/2024
82	REVISIONS TO PERMITTING	12/01/2024
83	REVISIONS TO PERMITTING	12/05/2024
84	REVISIONS TO PERMITTING	12/10/2024
85	REVISIONS TO PERMITTING	12/15/2024
86	REVISIONS TO PERMITTING	12/20/2024
87	REVISIONS TO PERMITTING	12/25/2024
88	REVISIONS TO PERMITTING	01/01/2025
89	REVISIONS TO PERMITTING	01/05/2025
90	REVISIONS TO PERMITTING	01/10/2025
91	REVISIONS TO PERMITTING	01/15/2025
92	REVISIONS TO PERMITTING	01/20/2025
93	REVISIONS TO PERMITTING	01/25/2025
94	REVISIONS TO PERMITTING	02/01/2025
95	REVISIONS TO PERMITTING	02/05/2025
96	REVISIONS TO PERMITTING	02/10/2025
97	REVISIONS TO PERMITTING	02/15/2025
98	REVISIONS TO PERMITTING	02/20/2025
99	REVISIONS TO PERMITTING	02/25/2025
100	REVISIONS TO PERMITTING	03/01/2025

A-504



Rize
 1300 Grandview Street
 Vancouver, BC V6H 2G9
 Tel: 604.681.1111
 www.rize.ca

Architectural Firm:
 [Logo]
 1000 Burrard Street
 Vancouver, BC V6Z 1G6
 Tel: 604.681.1111
 www.1000burrard.com

Scale:
 1/8" = 1'-0"

North Arrow:
 [North Arrow Symbol]

Notes:
 1. See General Notes on Drawing A-500.
 2. See Section Notes on Drawing A-500.
 3. See Material Legend on Drawing A-500.
 4. See Schedule of Materials on Drawing A-500.
 5. See Schedule of Finishes on Drawing A-500.
 6. See Schedule of Doors on Drawing A-500.
 7. See Schedule of Windows on Drawing A-500.
 8. See Schedule of Stairs on Drawing A-500.
 9. See Schedule of Elevation on Drawing A-500.
 10. See Schedule of Section on Drawing A-500.
 11. See Schedule of Detail on Drawing A-500.
 12. See Schedule of Plan on Drawing A-500.
 13. See Schedule of Roof on Drawing A-500.
 14. See Schedule of Foundation on Drawing A-500.
 15. See Schedule of Mechanical on Drawing A-500.
 16. See Schedule of Electrical on Drawing A-500.
 17. See Schedule of Plumbing on Drawing A-500.
 18. See Schedule of Fire Protection on Drawing A-500.
 19. See Schedule of Security on Drawing A-500.
 20. See Schedule of Accessibility on Drawing A-500.
 21. See Schedule of Sustainability on Drawing A-500.
 22. See Schedule of Other on Drawing A-500.

Project Information:
 Project Name: [Project Name]
 Project Address: [Project Address]
 Project Date: [Project Date]
 Project Status: [Project Status]

Revision History:
 Rev. No. Description
 1 Initial Issue
 2 [Revision Description]
 3 [Revision Description]

Approval:
 [Signature]
 [Title]

Scale:
 1/8" = 1'-0"

North Arrow:
 [North Arrow Symbol]

Notes:
 1. See General Notes on Drawing A-500.
 2. See Section Notes on Drawing A-500.
 3. See Material Legend on Drawing A-500.
 4. See Schedule of Materials on Drawing A-500.
 5. See Schedule of Finishes on Drawing A-500.
 6. See Schedule of Doors on Drawing A-500.
 7. See Schedule of Windows on Drawing A-500.
 8. See Schedule of Stairs on Drawing A-500.
 9. See Schedule of Elevation on Drawing A-500.
 10. See Schedule of Section on Drawing A-500.
 11. See Schedule of Detail on Drawing A-500.
 12. See Schedule of Plan on Drawing A-500.
 13. See Schedule of Roof on Drawing A-500.
 14. See Schedule of Foundation on Drawing A-500.
 15. See Schedule of Mechanical on Drawing A-500.
 16. See Schedule of Electrical on Drawing A-500.
 17. See Schedule of Plumbing on Drawing A-500.
 18. See Schedule of Fire Protection on Drawing A-500.
 19. See Schedule of Security on Drawing A-500.
 20. See Schedule of Accessibility on Drawing A-500.
 21. See Schedule of Sustainability on Drawing A-500.
 22. See Schedule of Other on Drawing A-500.

A-505