



# A5

## ADMINISTRATIVE REPORT

Report Date: June 14, 2010  
Contact: Andrea Law  
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RTS No.: 08759  
VanRIMS No.: 08-2000-20  
Meeting Date: July 6, 2010

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Form of Development: 288 West 1<sup>st</sup> Avenue

### *RECOMMENDATION*

THAT the form of development for this site known as 236 - 298 West 1<sup>st</sup> Avenue (288 West 1<sup>st</sup> Avenue being the application address) be approved generally as illustrated in the Development Application Number DE411938, prepared by Cressey (Cook) Development and stamped "Received, Community Service Group, Development Services, October 22, 2008", 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 the above-noted CD-1 zoned site.

### ***BACKGROUND***

At a Public Hearing on February 12, 2008, City Council approved a rezoning of this site from M-2 (Industrial District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law No. 10033 was enacted on May 4, 2010.

The site is located on the southeast corner of West 1<sup>st</sup> Avenue and Crowe 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 DE411938. 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 thirteen-storey (13) residential building and a four-storey (4) townhouse complex for a total of 155 dwelling units over two levels of underground parking.

The proposed development has been assessed against the CD-1 By-law 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.

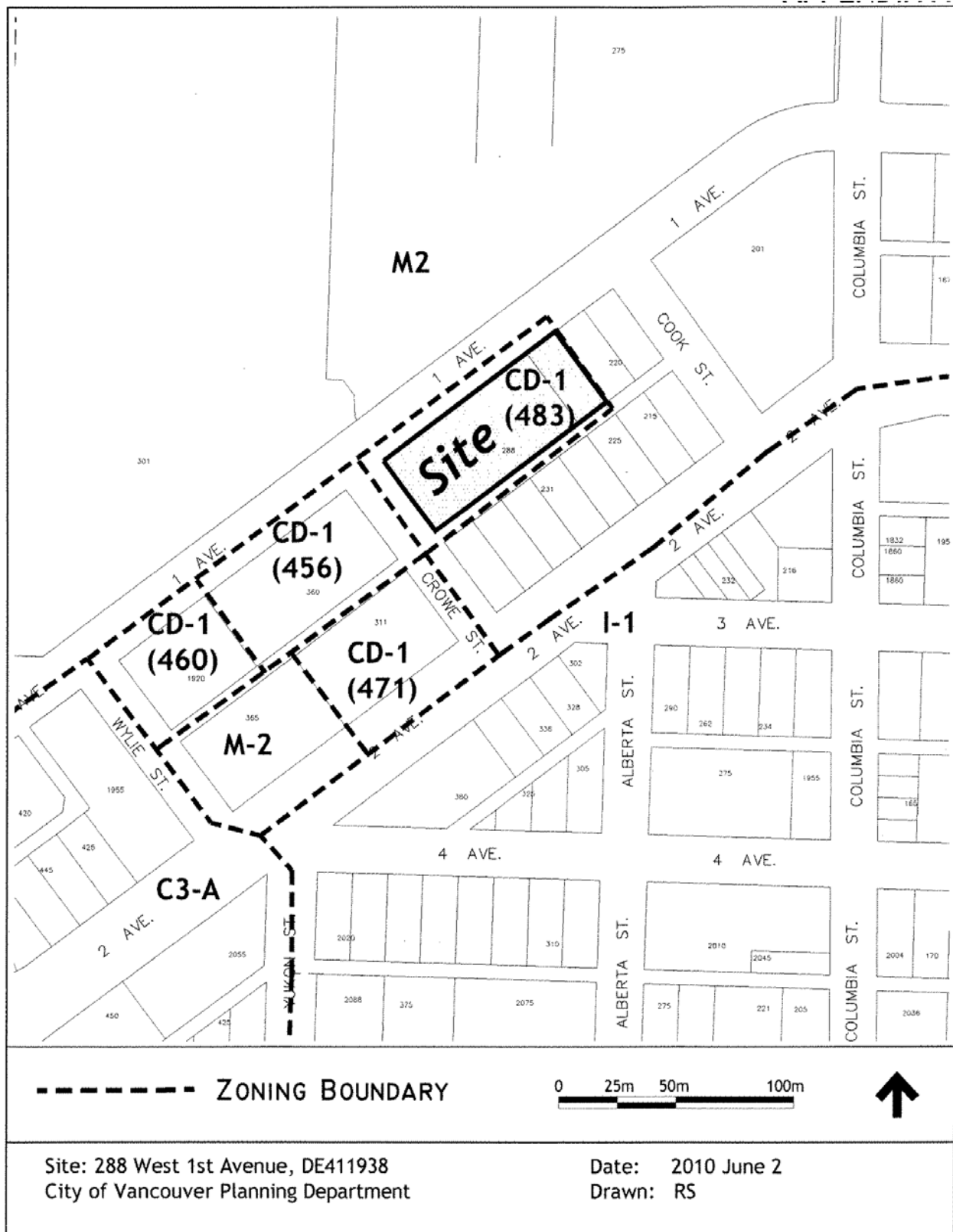
### ***FINANCIAL IMPLICATIONS***

There are no financial implications.

### ***CONCLUSION***

The Director of Planning has approved Development Application Number DE411938 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.

\* \* \* \* \*



Site: 288 West 1st Avenue, DE411938  
City of Vancouver Planning Department

Date: 2010 June 2  
Drawn: RS

