



# A9

## ADMINISTRATIVE REPORT

Report Date: June 28, 2010  
Contact: Bill Boons  
Contact No.: 604.873.7678  
RTS No.: 08776  
VanRIMS No.: 08-2000-20  
Meeting Date: July 20, 2010

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Form of Development: 2330 Kingsway

### *RECOMMENDATION*

THAT the form of development for this portion of the CD-1 zoned site known as 2330 Kingsway be approved generally as illustrated in the Development Application Number DE412217 prepared by Hotson Bakker Boniface Haden Architects and stamped "Received, Community Service Group, Development Services February 17, 2010", 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 forgoing.

### *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.

## ***BACKGROUND***

At a Public Hearing on October 18, 2005, City Council approved a rezoning of this site from Commercial District (C-2) and One-Family Dwelling District (RS-1) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. The CD-1 By-law for this site will be considered for enactment by Council later this day.

On May 4, 2010, Council approved an amendment to a proposed rezoning condition to allow the childcare facility to move to a free-standing location on the southeast portion of the site at grade level. Legal agreements have been executed as part of the rezoning enactment, for the construction and transfer to the City of a fully fitted up (ready for occupancy) furnished, equipped and supplied daycare facility.

The site is located on the south side of Kingsway and is bounded by Nanaimo Street to the west and East 30<sup>th</sup> Avenue to the south. The north and south portions of the site are separated by a city lane. The site and specific buildings 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 DE412217. 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 phased development of a mixed-use project that includes residential, commercial and a childcare facility. The development, when all phases are completed will include 337 residential units along with 27,901 sq. ft. of commercial space and a 37 space childcare facility to be owned by the City. Vehicular access is provided from the lane to a total of 352 off-street parking spaces located under Buildings 1 and 2 and an additional 5 drop-off/pick-up spaces at grade to serve the childcare facility.

The proposed development includes the following:

- A 22-storey residential/commercial tower located on the northwest corner of the site (Building 1);
- A mid-rise residential/commercial building on the northeast corner of the site (Building 2);
- A row of townhouses on the south portion of the site (Building 3);
- A 37-space childcare facility on the southeast portion of the site (Building 4);
- Landscaped Open Space on the southwest portion of the site (future Building 5).
- A pedestrian mews that runs through the central portion of the site from Kingsway south to East 30<sup>th</sup> Avenue.

The design development refinements, subsequent to rezoning and approved by the Development Permit Board, have in staff's opinion improved the overall design, liveability, pedestrian and vehicular access of the project.

The new childcare location enhances the operational opportunities and allows the outdoor play area to receive the maximum amount of sunlight.

The pedestrian mews have been adjusted to better respond to the pedestrian circulation through and about the site.

The height indicated at the time of rezoning for Building 2 (mid-rise) was 7 storeys. The current proposal has increased this to 8 storeys, however, the overall heights prescribed in the CD-1 By-law are still being met. Staff consider the new form of this building, including a stepped approach on the upper levels which limits shadowing impacts and scale at the street level, to be an acceptable refinement to the original concept.

The mid-rise residential building at the southwest portion of the site (future Building 5) approved at rezoning, is not included in the current development permit application. A separate development application is being considered for this building and staff will present that report to Council separately when the review is completed. For the purposes of the current application, this portion of the site is shown as a landscaped open space.

The proposed development has been assessed against the pending 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***

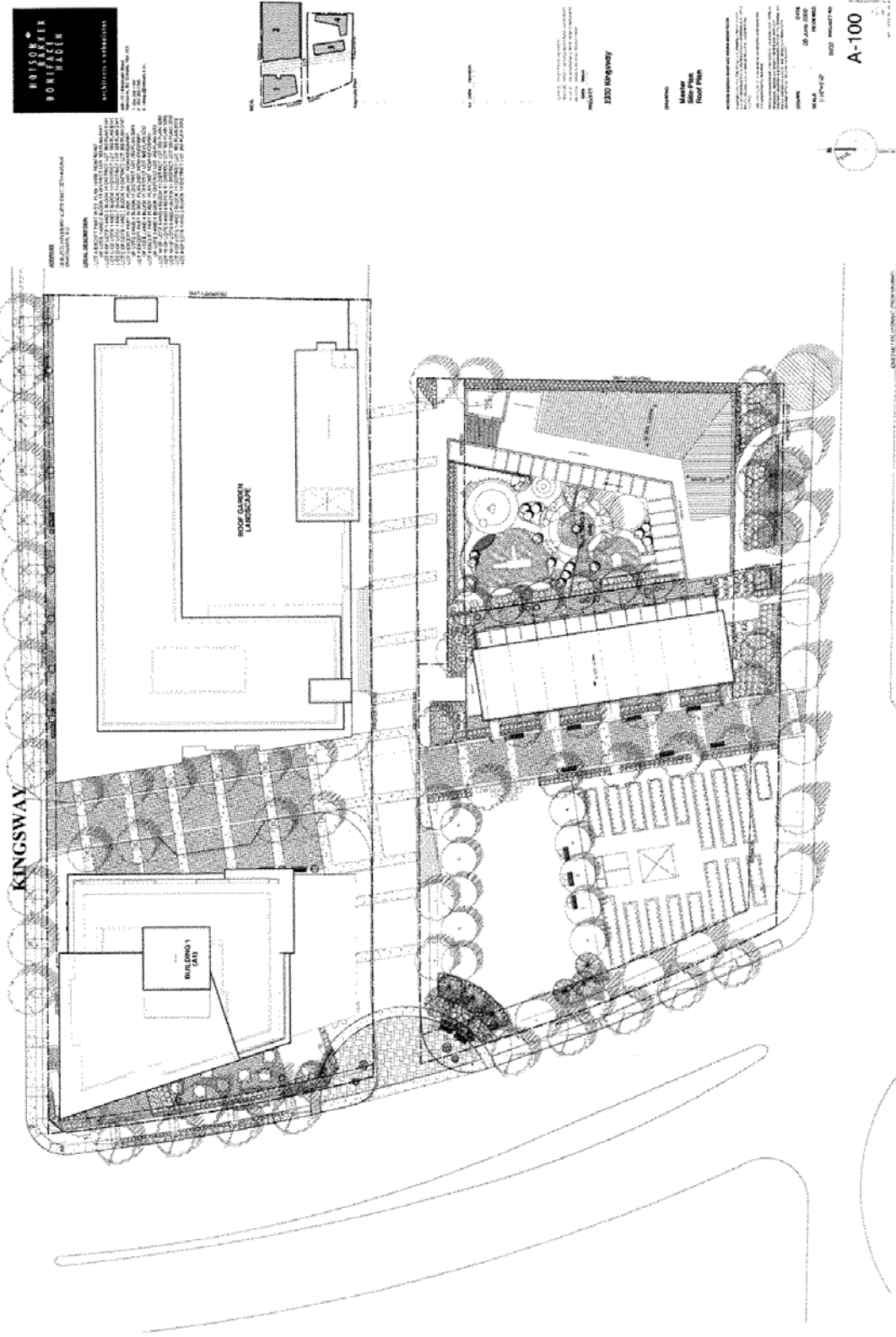
There are no financial implications.

***CONCLUSION***

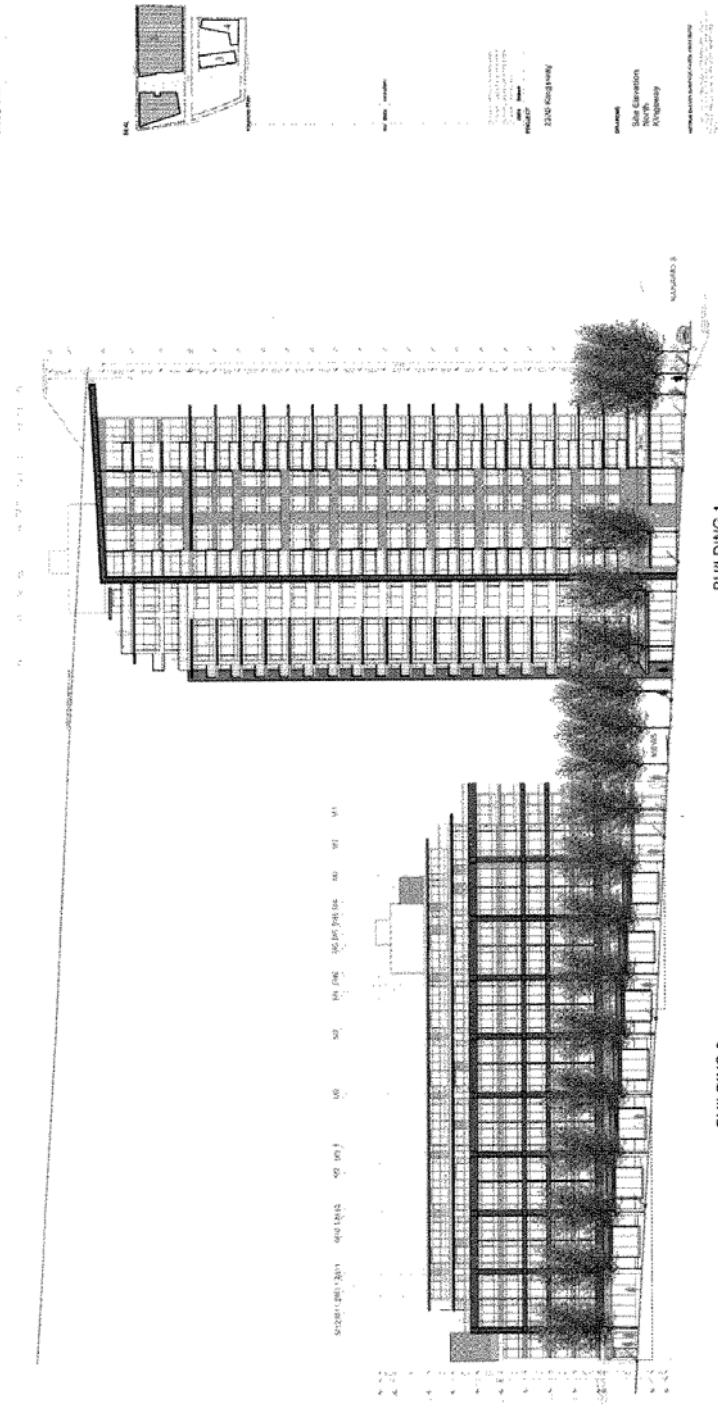
The Development Permit Board has approved Development Application Number DE412217, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

\* \* \* \* \*





**NOLOM  
PARKER  
BONIFACE  
HABEN**  
architect - elevation  
1000 15th Street, Suite 100  
San Francisco, CA 94103  
Tel: 415.774.8000  
www.nolom.com



BUILDING 1

BUILDING 2

SITE ELEVATION NORTH KINGSSWAY  
SCALE: 1/8" = 1'-0"

DATE: 08/12/10  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT: [Project Name]

NOLOM  
PARKER  
BONIFACE  
HABEN  
architect - elevation

A-401





1000 ...  
1000 ...  
1000 ...



1000 ...  
1000 ...  
1000 ...

1000 ...  
1000 ...  
1000 ...

1000 ...  
1000 ...  
1000 ...

1000 ...  
1000 ...  
1000 ...

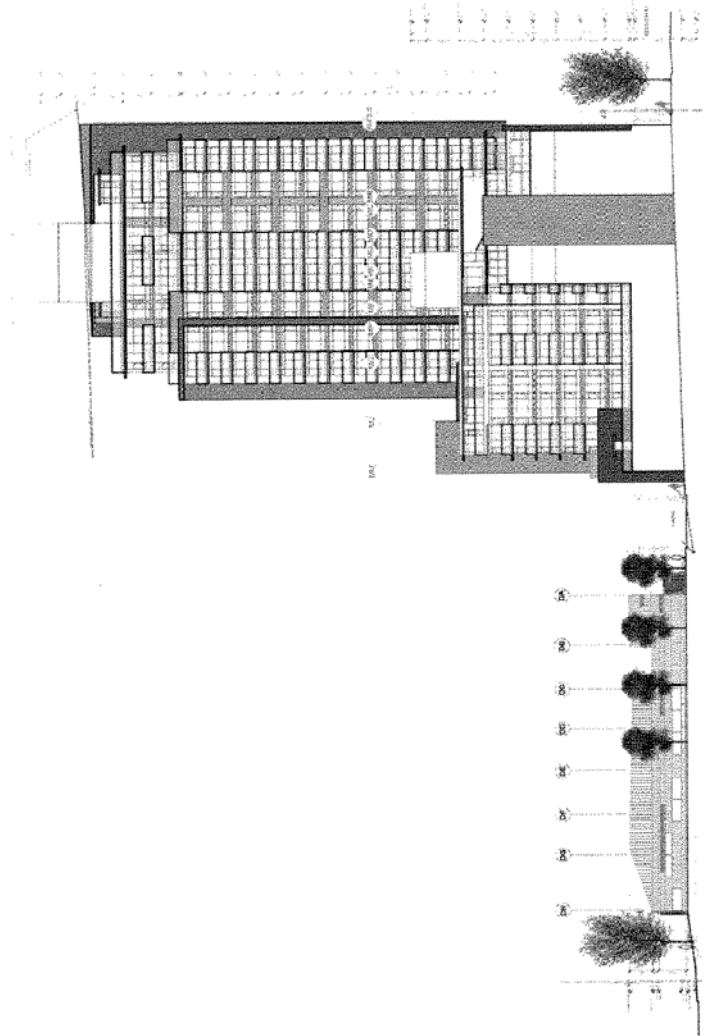
1000 ...  
1000 ...  
1000 ...

1000 ...  
1000 ...  
1000 ...

1000 ...  
1000 ...  
1000 ...

1000 ...  
1000 ...  
1000 ...

BUILDING 1



BUILDING 2

BUILDING 3

SITE ELEVATION EAST WEIRAS SIDE

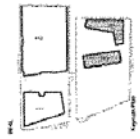
BUILDING 3

A-404



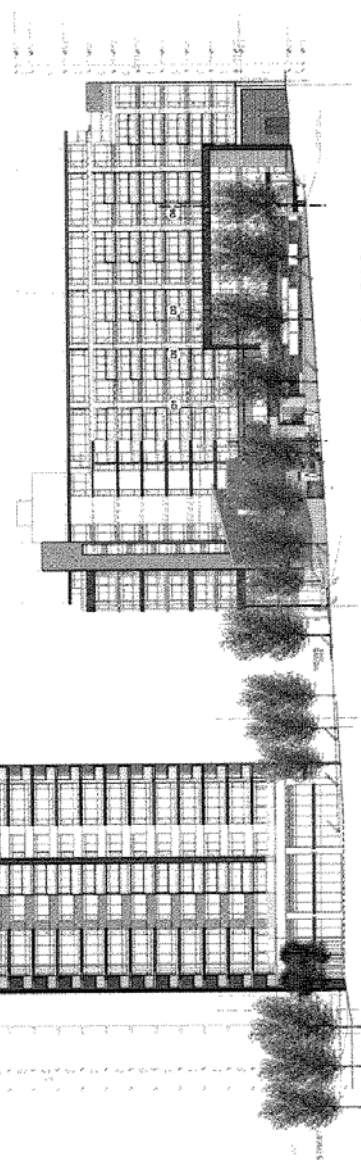


SITE ELEVATION NORTH LAKE SIDE  
SCALE: 1/8" = 1'-0"



BUILDING 2

SITE ELEVATION SOUTH LAKE SIDE  
SCALE: 1/8" = 1'-0"



BUILDING 4

BUILDING 3

BUILDING 1

SITE ELEVATION SOUTH LAKE SIDE  
SCALE: 1/8" = 1'-0"

PROJECT: 2100 PINEWAY

OWNER: HOISOR ENGINEERS ARCHITECTS  
1001 W. 10th St., Suite 100  
Anchorage, AK 99501  
Phone: 907.562.1234  
Website: www.hoisor.com

DATE: 05/20/2017

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

PROJECT NO: A-407