



A6

ADMINISTRATIVE REPORT

Report Date: May 12, 2009
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 08122
VanRIMS No.: 08-2000-20
Meeting Date: June 2, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 188 East 1st Avenue

RECOMMENDATION

THAT the form of development of this site known as 188 East 1st Avenue, be approved generally as illustrated in the Development Application Number DE411957 prepared by GBL Architects Group, and stamped "Received, Community Service Group, Development Services, October 16, 2008", provided that the Director of Planning may approve design changes which would not adversely effect either the development character of this site or the 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 revised form of development for this above-noted CD-1 site.

BACKGROUND

At a public hearing on July 8, 2008, City Council approved a rezoning of this site from Industrial District (M-2) 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 was enacted on May 19, 2009.

The site is located on the southwest corner of East 1st Avenue and Main Street. The site and surrounding zoning is shown on the attached Appendix A.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE411957. 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 development of a 12-storey Multiple Dwelling providing 129 units of Supportive Housing, retail space and one level of underground parking.

The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives. This application meets the intent of the Southeast False Creek (SEFC) Official Development Plan (ODP) and conforms to the proposed land uses, density, and form of development outlined within that plan.

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 DE411957 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.

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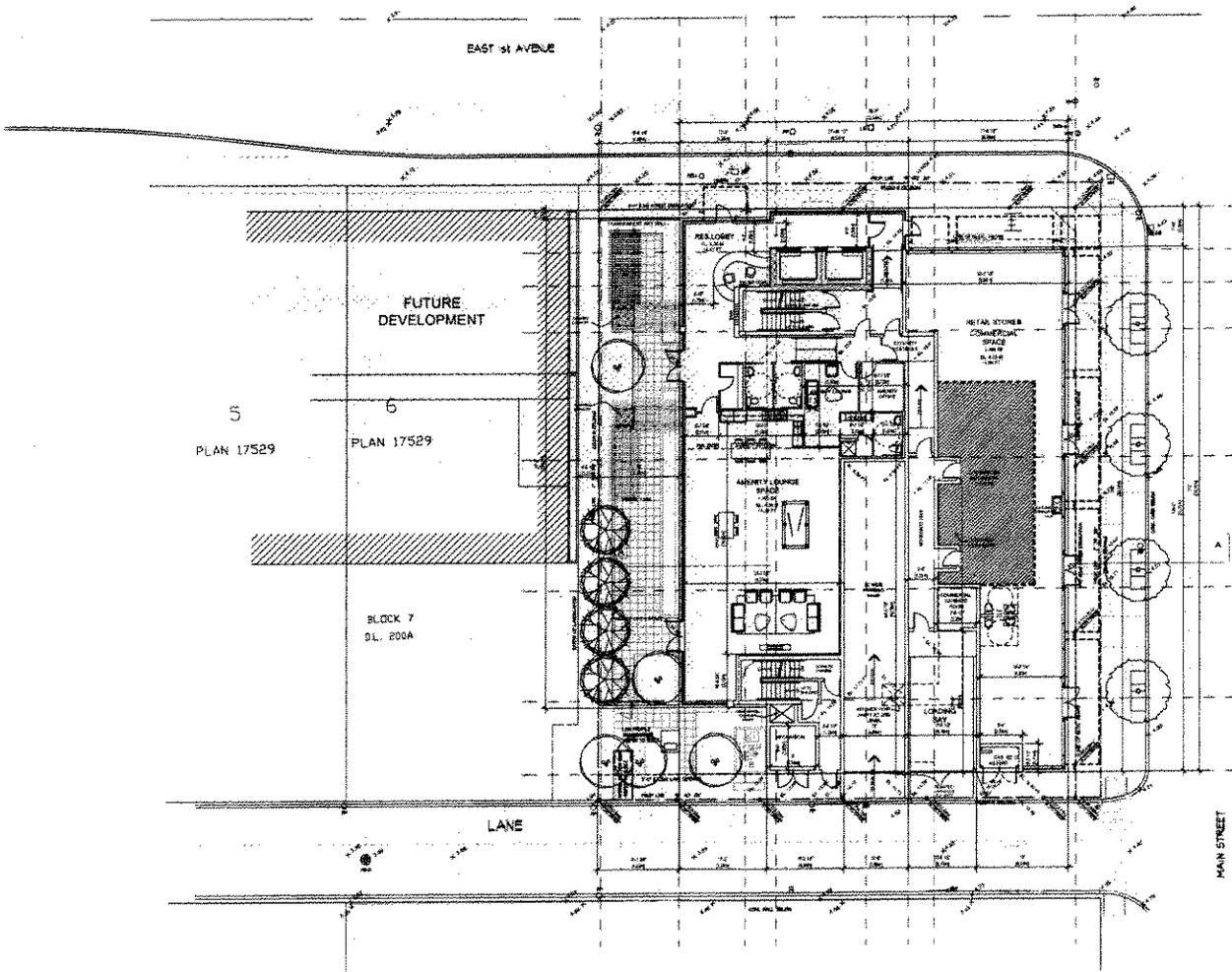


----- ZONING BOUNDARY



Site: 188 East 1st Avenue
 DE411957
 City of Vancouver Planning Department

Date: 2009 May 14
 Drawn: RS



GENERAL NOTE
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS AND MILLIMETERS.

NOTES
1. SEE PLAN 17529 FOR DETAILS.



REVISIONS

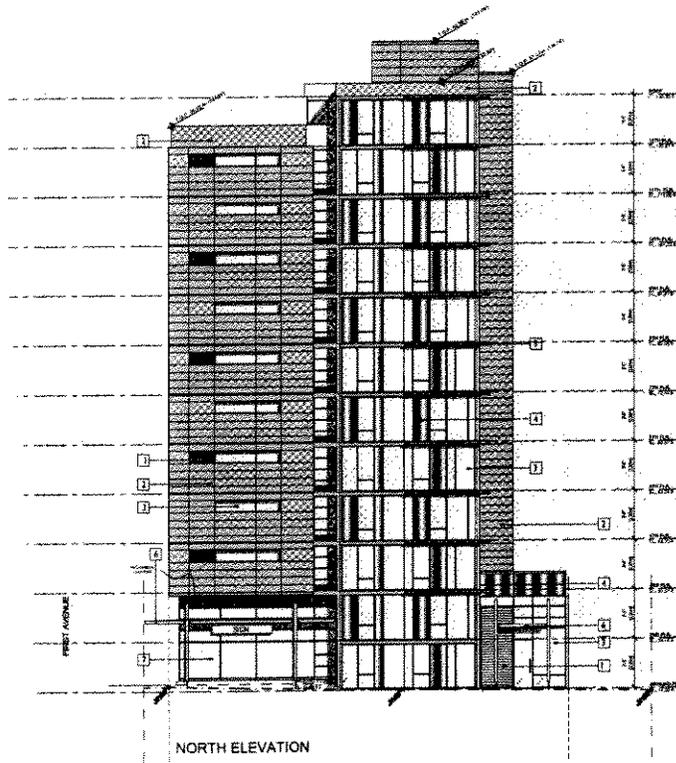
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188 EAST 1ST AVENUE,
VANCOUVER
FOR
LOOKOUT AID SOCIETY
GROUND FLOOR

DATE	10/10/10
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CHECKED BY	AS
DATE	10/10/10
PROJECT NO.	0751

A-3.01



GEORGE B. LITTLE ARCHITECTS LTD.
1000 WEST 10TH AVENUE, SUITE 1000
VANCOUVER, BRITISH COLUMBIA V6H 2Y6
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WWW.GBLA.COM

- NOTES**
1. REFER TO DRAWING A-5.01 FOR GENERAL NOTES.
 2. REFER TO DRAWING A-5.02 FOR GENERAL NOTES.
 3. REFER TO DRAWING A-5.03 FOR GENERAL NOTES.
 4. REFER TO DRAWING A-5.04 FOR GENERAL NOTES.
 5. REFER TO DRAWING A-5.05 FOR GENERAL NOTES.
 6. REFER TO DRAWING A-5.06 FOR GENERAL NOTES.
 7. REFER TO DRAWING A-5.07 FOR GENERAL NOTES.
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 11. REFER TO DRAWING A-5.11 FOR GENERAL NOTES.
 12. REFER TO DRAWING A-5.12 FOR GENERAL NOTES.
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 15. REFER TO DRAWING A-5.15 FOR GENERAL NOTES.
 16. REFER TO DRAWING A-5.16 FOR GENERAL NOTES.
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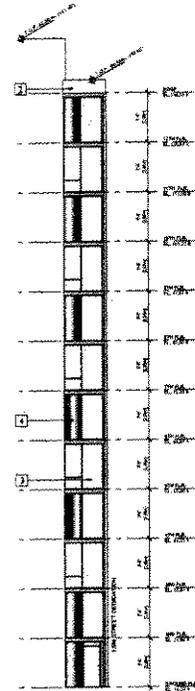
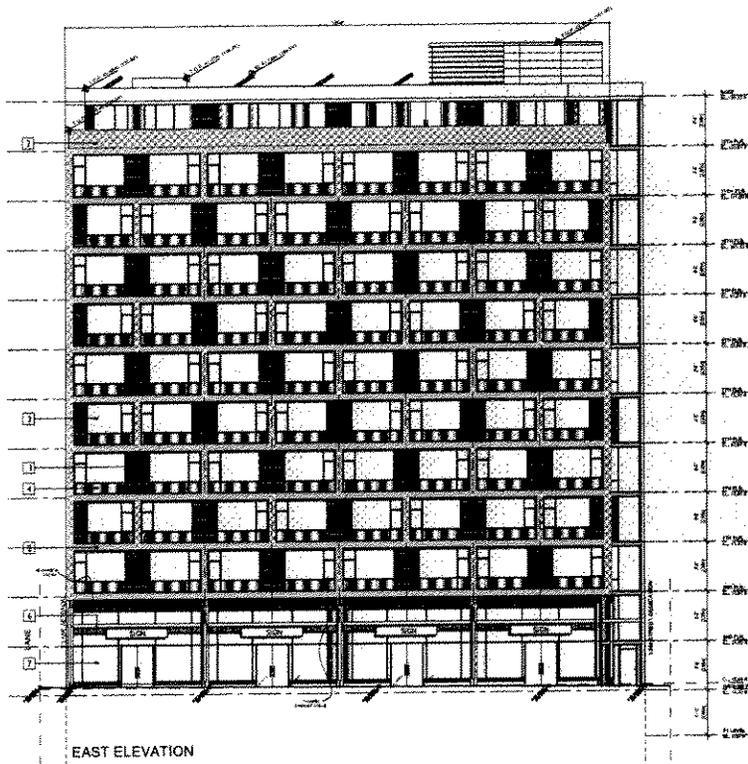
APPENDIX B



BC Housing
188 EAST 1ST AVENUE
Vancouver, B.C.
LOCKOUT EMERGENCY
AID SOCIETY
128 UNIT SOCIAL HOUSING
NORTH ELEVATION

DATE	BY	SCALE
2008-07-15	MB	1/8" = 1'-0"
2008-07-15	MB	1/8" = 1'-0"
2008-07-15	MB	1/8" = 1'-0"

0751
A-5.02



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- MATERIAL LEGEND**
- 1. EXTERIOR WALL
 - 2. INTERIOR WALL
 - 3. EXTERIOR WALL - CLADDING PANEL
 - 4. EXTERIOR WALL - WINDOW FRAME
 - 5. EXTERIOR WALL - WINDOW GLASS
 - 6. EXTERIOR WALL - WINDOW SILL
 - 7. EXTERIOR WALL - WINDOW HEAD
 - 8. EXTERIOR WALL - WINDOW CASE
 - 9. EXTERIOR WALL - WINDOW LINEN
 - 10. EXTERIOR WALL - WINDOW GLASS
 - 11. EXTERIOR WALL - WINDOW CASE
 - 12. EXTERIOR WALL

NOTES

1. SEE DRAWING

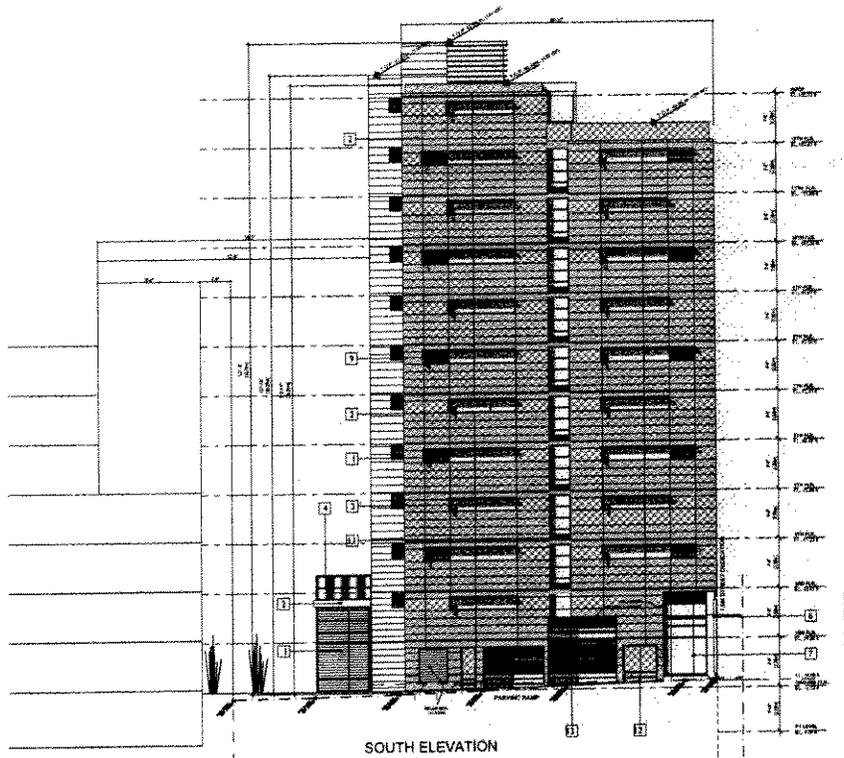
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BC Housing
188 EAST 1ST AVENUE
Vancouver, B.C.
LOOKOUT EMERGENCY
AID SOCIETY
129 UNIT SOCIAL HOUSING
EAST ELEVATION

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CHECKED BY: [Name]
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JOB NUMBER: 0751

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GEORGE B. LITTLE ARCHITECTURE INC.
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- ALL FINISHES TO BE:
1. INTERIOR WALLS: GYP. BOARD
 2. INTERIOR CEILING: GYP. BOARD
 3. INTERIOR FLOOR: POLISHED CONCRETE
 4. EXTERIOR WALLS: BRICK
 5. EXTERIOR CEILING: GYP. BOARD
 6. EXTERIOR FLOOR: POLISHED CONCRETE
 7. ROOF: GYP. BOARD
 8. MECHANICAL: AS PER SPEC
 9. PAINT: AS PER SPEC
 10. GLASS: AS PER SPEC
 11. METAL: AS PER SPEC
 12. OTHER: AS PER SPEC

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1. SEE GENERAL NOTES

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1. SEE GENERAL NOTES

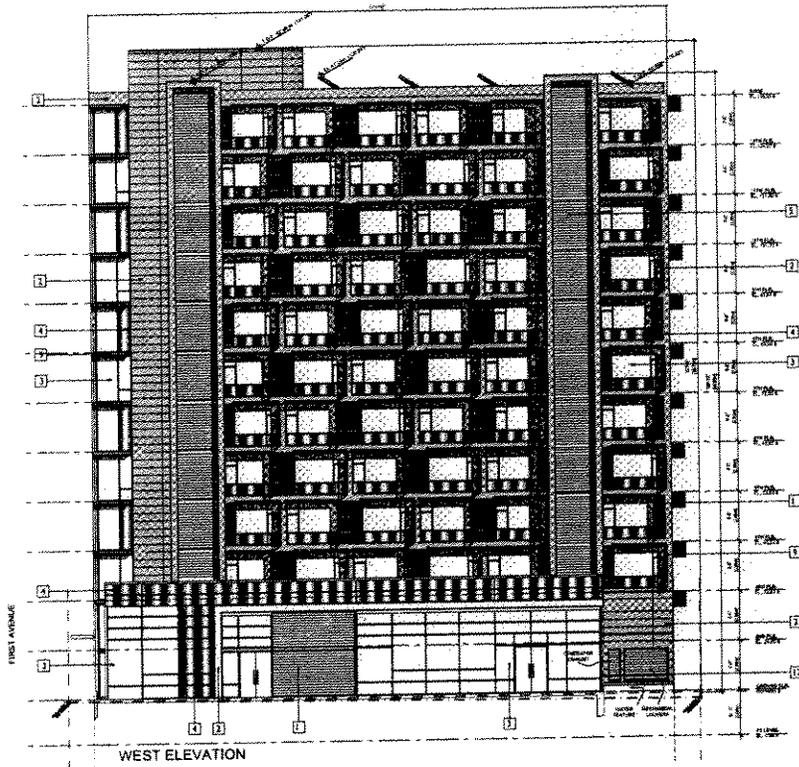


BC Housing
188 EAST 1ST AVENUE
Vancouver, B.C.
LOOKOUT EMERGENCY
AND SOCIETY
178 UNIT SOCIAL HOUSING
SOUTH ELEVATION

DATE	01-18-2011
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DATE	1-18-11
JOB NUMBER	0751

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APPENDIX B
PAGE 5 OF 5



GEORGE BROWN LIMITED
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- MATERIALS LISTING**
1. BRICK FACADE
 2. GLASS CURTAIN WALL
 3. ALUMINUM WINDOW FRAMES
 4. ALUMINUM DOOR FRAMES
 5. ALUMINUM CLADDING
 6. ALUMINUM RAILINGS
 7. ALUMINUM HANDRAILS
 8. ALUMINUM STAIR CASES
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Vancouver, B.C.

LOOKOUT EMERGENCY
AID SOCIETY
128 UNIT SOCIAL HOUSING
WEST ELEVATION

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