



CITY OF VANCOUVER

POLICY REPORT URBAN STRUCTURE

Date: April 21, 2005
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Meeting Date: May 10, 2005

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Administrative CD-1 Text Amendments for 3837 Point Grey Road and
2669-2675 Vanness Avenue

RECOMMENDATION

THAT the Director of Current Planning be instructed to make application to amend CD-1 By-law No.8893 for 3837 Point Grey Road and CD-1 By-law No. 7835 for 2669-2675 Vanness Avenue to correct errors generally in accordance with Appendix A, and that the application be referred to Public Hearing.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 amending by-law, generally in accordance with Appendix A, for consideration at the Public Hearing.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

- There are no relevant policies pertaining to these amendments.

PURPOSE AND SUMMARY

This report proposes minor amendments to the CD-1 By-law for 3837 Point Grey Road to correct a height calculation method and the CD-1 By-law for 2669-2675 Vanness Avenue to correct a site size number. The amendments do not compromise the intent of the original rezonings.

DISCUSSION

3837 Point Grey Road (Jericho Tennis Club): On July 6, 2004, the Jericho Tennis club was rezoned from RT-2 to CD-1 to confirm the existing facility with minor additions and slightly higher new tennis bubbles. The CD-1 states that the height for seasonal air-supported structures must not exceed 11 m measured above the base surface. Base surface means a hypothetical surface determined by joining the established building grades at all corners of the site.

The tennis club's architect now wishes to apply for a development permit to install the new tennis bubbles, based on the drawings posted at Public Hearing and approved in principle by Council. In those drawings, height of air supported structures (11 m) is measured from City Datum rather than from the more typical base surface, but staff were unaware of this deviation when developing the CD-1 By-law. As a result of this error, the westerly proposed bubble would protrude slightly above 11 m if measured from base surface, given the drop in site elevation to the west of the bubble.

The By-law should be amended to provide that City Datum be used as the starting point for height calculations for air-supported structures, thus allowing for processing of a development application.

2669-2675 Vanness Avenue: On January 6, 1998 this site was rezoned from RS-1S to CD-1 to permit an infill one-family dwelling at the rear of each of two lots. In the staff report dated March 24, 1997 the correct site size of 1 810.9 m² (19, 492 sq. ft.) was referenced. However, in the CD-1 By-law enacted on January 6, 1998, an incorrect figure of 803.2 m² was used. This amendment would provide the correct figure.

CONCLUSION

The Director of Current Planning recommends these administrative amendments be referred to Public Hearing and be approved.

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DRAFT ADMINISTRATIVE CD-1 TEXT AMENDMENTS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

[Additions are shown in *bold italic*, deletions in ~~strikeout~~.]

1. CD-1(#421) By-law No.8893 - (3837 Point Grey Road)

"5 Building Height

The building height, measured above base surface, must not exceed 9.2 m for permanent structures and 11.0 m *above City Datum (35.3 m)* for seasonal air-supported structures."

2. CD-1(#377) By-law No. 7835 - 2669-2675 Vanness Avenue

"3 Floor Space Ratio

3.1 The floor space ratio must not exceed 0.60 and the area of any infill one-family dwelling shall not exceed 40 percent of the total floor area. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be *1 810.9* ~~803.2~~ m², being the site size at time of application for rezoning, prior to any dedications."