

# A6

## ADMINISTRATIVE REPORT

Date: July 4, 2005  
Author/Local: SHearn/6476  
RTS No. 05376  
CC File No. 2605  
Meeting Date: July 19, 2005

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 3355 East 5<sup>th</sup> Avenue

### **RECOMMENDATION**

***THAT the form of development for this portion of the CD-1 zoned site known as 2001 - 2075 Cassiar Street (3355 East 5<sup>th</sup> Avenue being the application address) be approved generally as illustrated in the Development Application Number DE408630, prepared by The Hulbert Group Architecture Planning Communication and stamped "Received, Community Service Group, Development Services, May 11, 2005", provided that the Director of Planning may impose conditions and 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 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 form of development for this portion of the above-noted CD-1 zoned site.

## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on May 2, 1960, City Council approved a rezoning of this site from RT-2 to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law No. 3893 was enacted on January 24, 1961.

At a Public Hearing on October 23, 2003, Council approved amendments to increase the number of residential units for seniors, including congregate housing, and requiring improvements to the livability and access to daylight to the ground level units, variation in overall roof form, landscape character, and other livability details. This amendment, (By-law No. 4671) was enacted on the same day.

The site is located between Cassiar Street to the East, Rupert Street to the West, East 4<sup>th</sup> Avenue to the North and East 5<sup>th</sup> Avenue to the South. 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 DE408630. 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

This CD-1 site consists of three Sub-Areas. The proposal involves construction of a four-storey Seniors Supportive or Assisted Living building (Sub-Area B) having 89 seniors housing units, located on the central portion of the site. The site also contains a recently approved four-storey seniors housing building on the easterly portion of the site (Sub-Area A) that contains 96 housing units. The parking for both buildings is located under the building on Sub-Area A and a direct connection below grade is proposed between these two buildings. A total of 41 off-street parking spaces are provided.

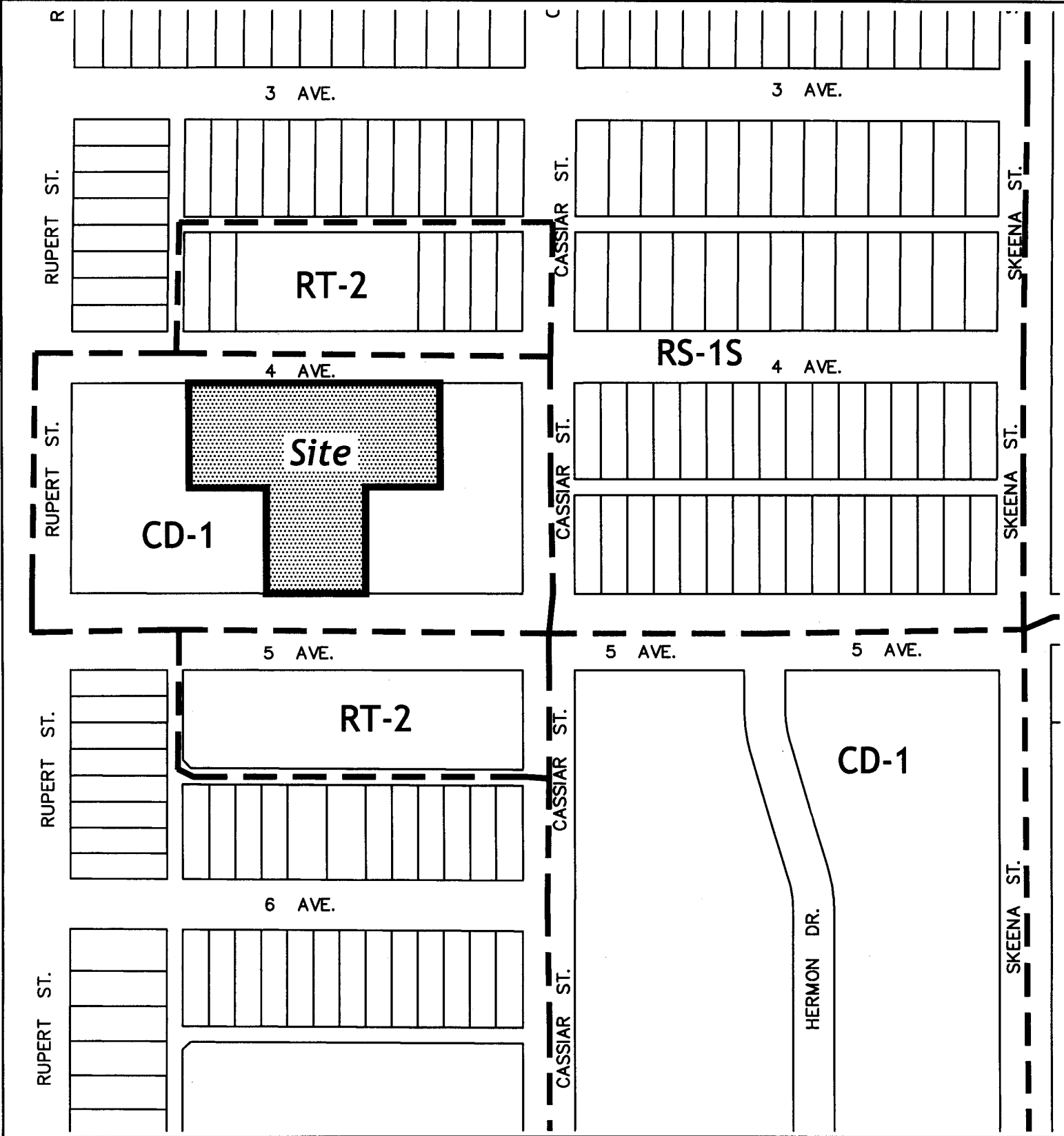
The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

## CONCLUSION

The Director of Planning has approved Development Application Number DE408630, 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.

\* \* \* \* \*

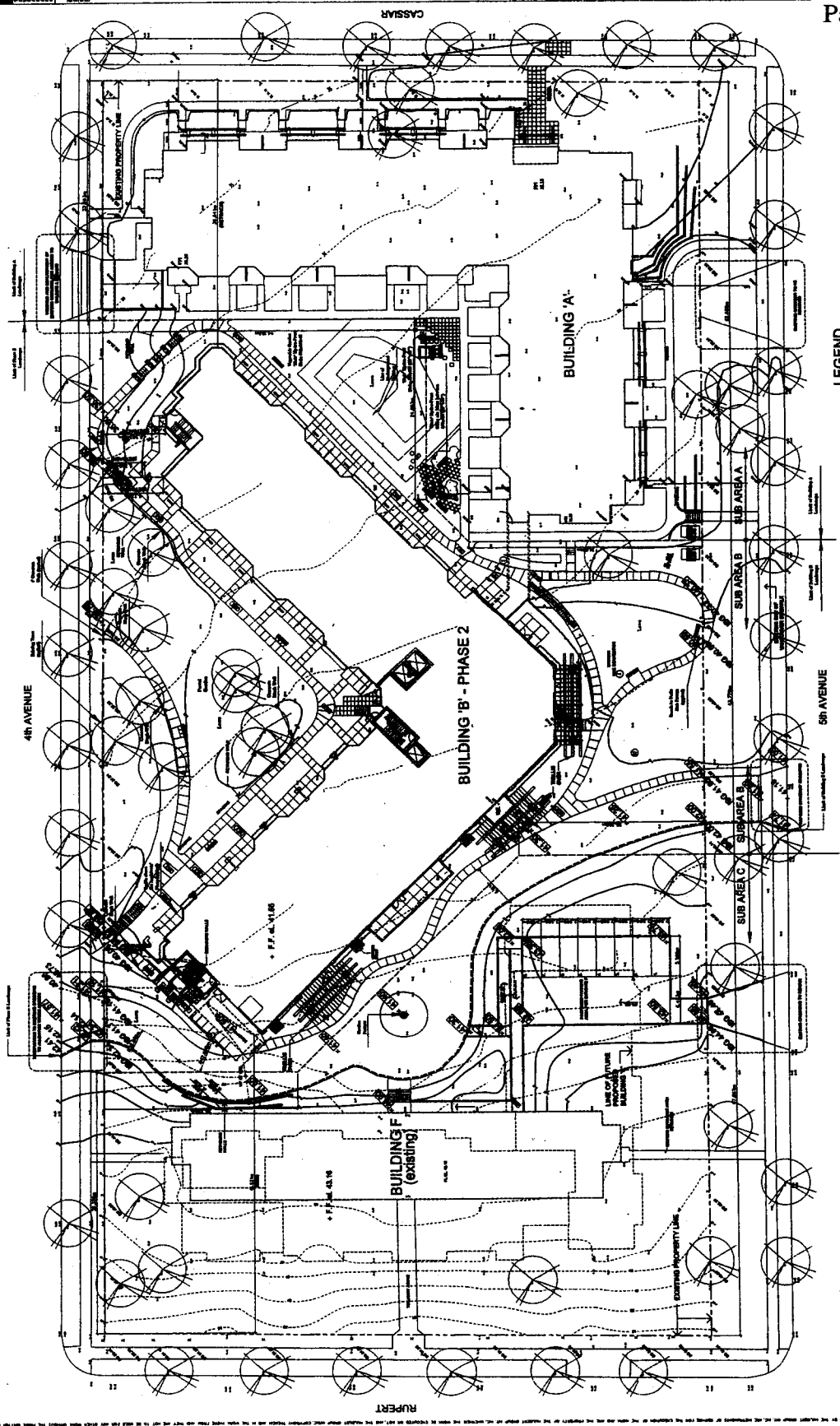


**ZONING BOUNDARY**

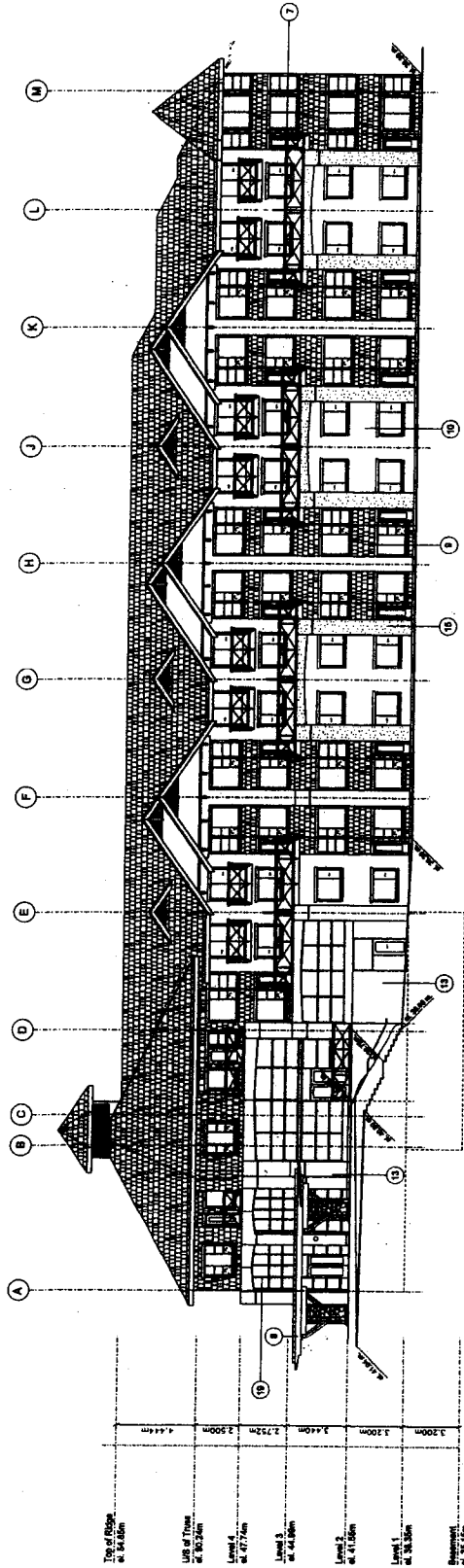
0      25m      50m      100m

Site: 3355 E 5th Ave. DE 408630  
 City of Vancouver Planning Department

Date: 2005 June 30  
 Drawn: TM  
 Scale: 1:2000



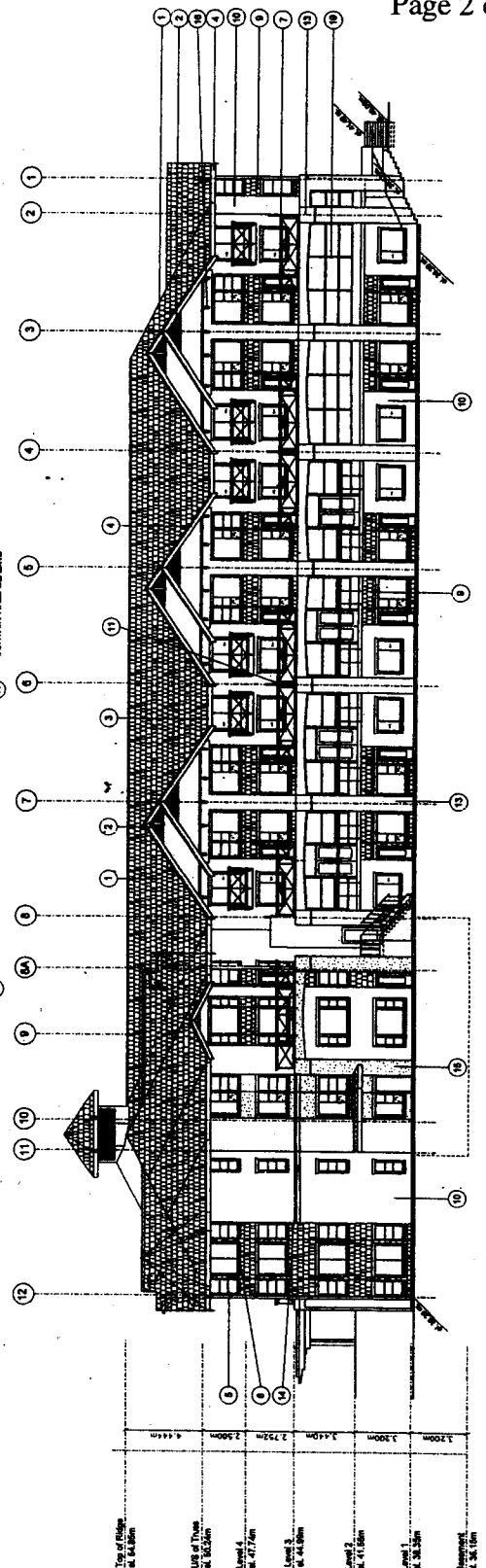
- LEGEND**
- Property Lines
  - Proposed Subdivision Lines
  - Existing Contours
  - Proposed Contours
  - Building Footprints
  - Interpolated Building Grades
  - Design Grades
  - Subdivision Contours
- 10' 0" = 1" (vertical)  
 10' 0" = 1" (horizontal)



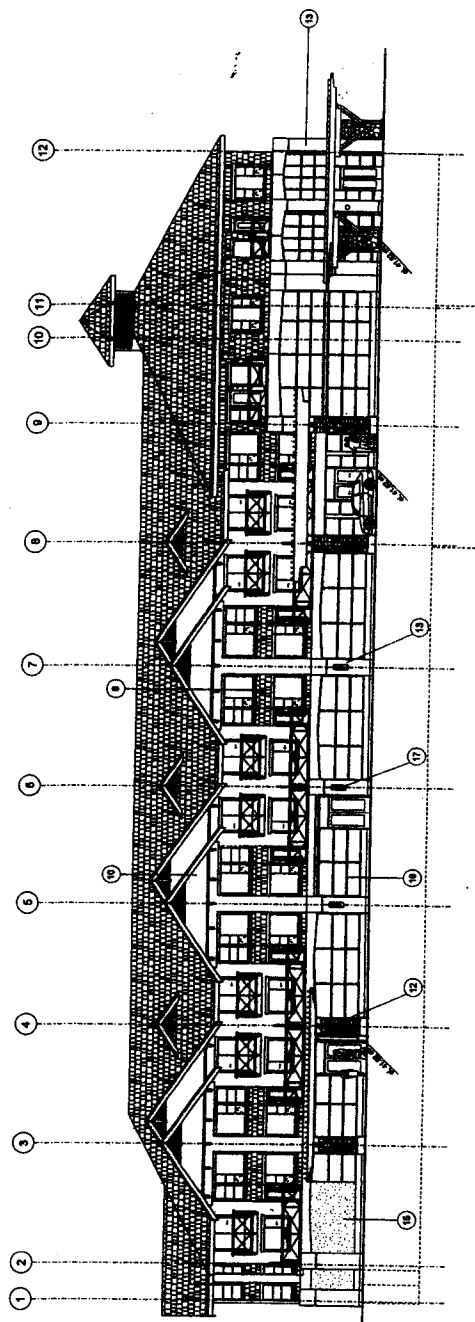
**MATERIALS LEGEND:**

- 1 ASPHALT BRICKLES
- 2 LOUVER VENTS
- 3 METAL FLASHING/GUTTER
- 4 FASCIA BOARD
- 5 VINYL WINDOW/SLIDING GLASS DOOR
- 6 WINDOW/DOOR TRIM
- 7 METAL RAILING WITH GLASS PANEL
- 8 WOOD TRELLIS
- 9 HARD BRICKLES
- 10 VINYL SIDING
- 11 WOOD LATTICE SCREEN
- 12 GRANITE FACE
- 13 ARCHITECTURAL CONCRETE
- 14 WOOD TRIM
- 15 STUCCO
- 16 WOOD BRACKET
- 17 LIGHT FIXTURE
- 18 ROOF DRAIN/DECK DRAIN
- 19 CURTAIN WALL GLAZING

**ELEVATION 'C' - South East**



**ELEVATION 'D' - North East**

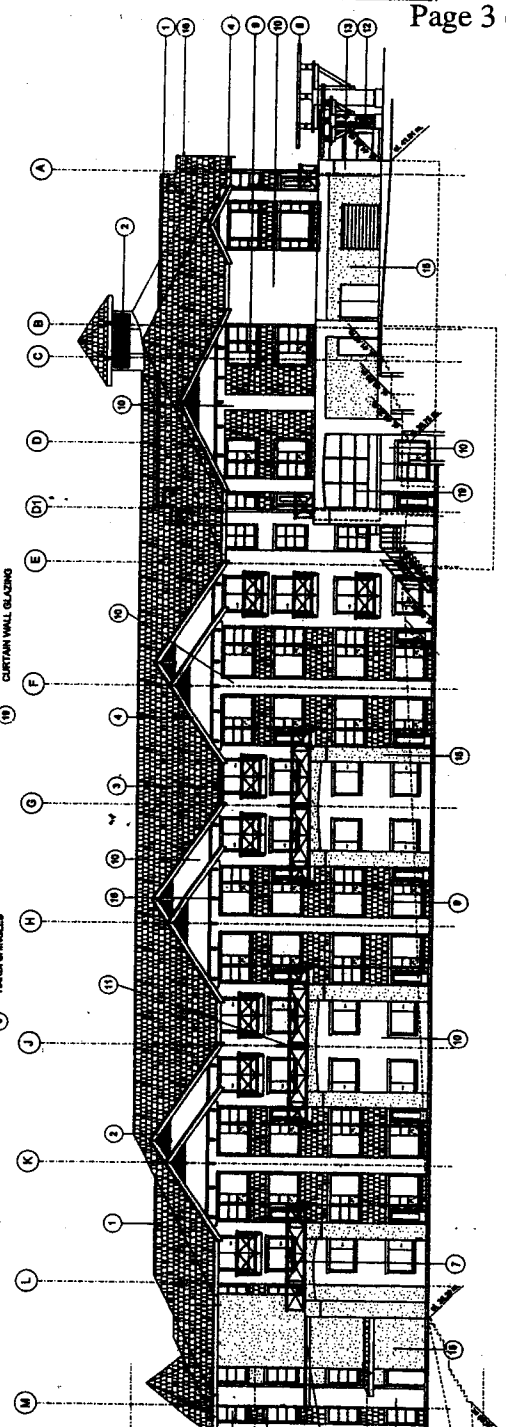


Top of Ridge	at 84.85m
Top of Truss	at 83.24m
Level 6	at 47.74m
Level 5	at 44.90m
Level 4	at 41.50m
Level 3	at 38.20m
Level 2	at 34.90m
Level 1	at 31.50m
Ground	at 28.10m

**MATERIALS LEGEND:**

- 1 ASPHALT SHINGLES
- 2 LOUVER VENTS
- 3 METAL FLASHING/GUTTER
- 4 FACIA BOARD
- 5 VINYL WINDOW/SLIDING GLASS DOOR
- 6 WINDOW/DOOR TRIM
- 7 METAL RAILING WITH GLASS PANEL
- 8 WOOD TRELLIS
- 9 HAND BUNGLES
- 10 VINYL SIDING
- 11 WOOD LATTICE SCREEN
- 12 GRANITE FACE
- 13 ARCHITECTURAL CONCRETE
- 14 WOOD TRIM
- 15 STUCCO
- 16 WOOD BRACKET
- 17 LIGHT FIXTURE
- 18 ROOF DRAIN/DECK DRAIN
- 19 CURTAIN WALL GLAZING

**ELEVATION 'A' - South West**



Top of Ridge	at 84.85m
Top of Truss	at 83.24m
Level 6	at 47.74m
Level 5	at 44.90m
Level 4	at 41.50m
Level 3	at 38.20m
Level 2	at 34.90m
Level 1	at 31.50m
Ground	at 28.10m

**ELEVATION 'B' - North West**

