



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: October 31, 2005
Author: B. Boons
Phone No.: 604.873.7678
RTS No.: 05572
CC File No.: 2608
Meeting Date: November 29, 2005

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 399 East Pender Street

RECOMMENDATION

THAT the revised form of development for the CD-1 zoned site known as 375 East Pender Street (399 East Pender Street being the application address) be approved generally as illustrated in the Development Application Number DE409496, prepared by Y. M. May Lee Architect and stamped "Received, Community Service Group, Development Services September 28 , 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 revised form of development for the above-noted CD-1 zoned site.

BACKGROUND

At a Public Hearing on July 29, 1993, City Council approved a rezoning of this site from RT-3 Two-Family Dwelling District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law No. 7230 was enacted on November 9, 1993.

Council approved the existing form of development in 1994 as part of the review of Development Permit Number DE216196.

At a subsequent Public Hearing on March 15, 2005, Council approved an amendment to the CD-1 By-law to permit an increase in building height from four to five storeys. Amending By-law No. 9084 was enacted on July 19, 2005.

The site is located at the northwest corner of East Pender Street and Dunlevy Avenue. 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 DE409496. 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 site consists of an existing Church (Vancouver Chinese Mennonite Church at 375 East Pender) and a Senior's Residence (485 Dunlevy Avenue) which was constructed in 1994 after the initial rezoning (DE216196). The development provides 32 senior's residential units, 17 off-street parking spaces, and one off-street loading area. The current proposal involves interior and exterior alterations and a new amenity room on the fifth floor of the senior's residence.

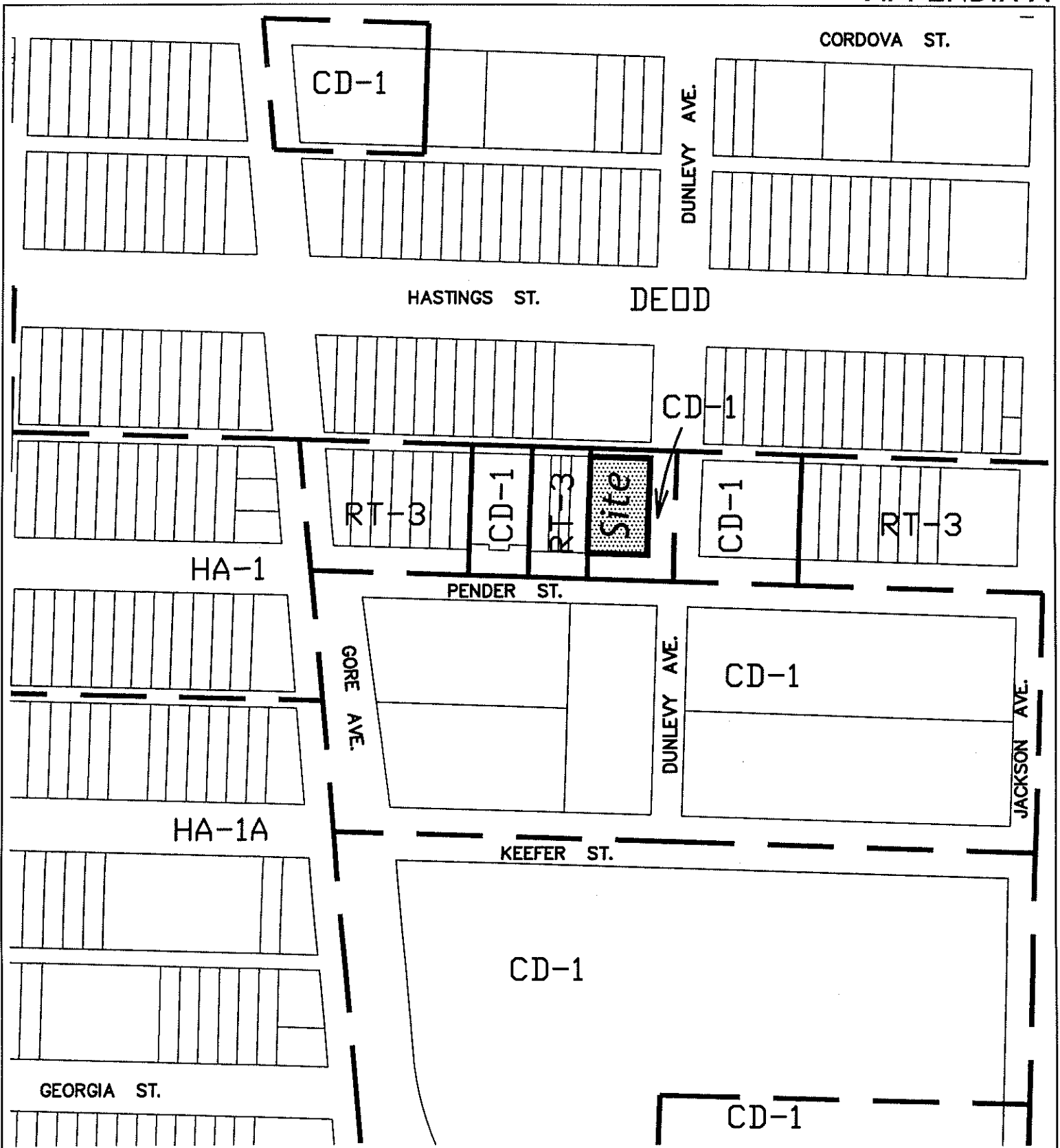
The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

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 DE409496, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the revised form of development first be approved by Council.

* * * * *

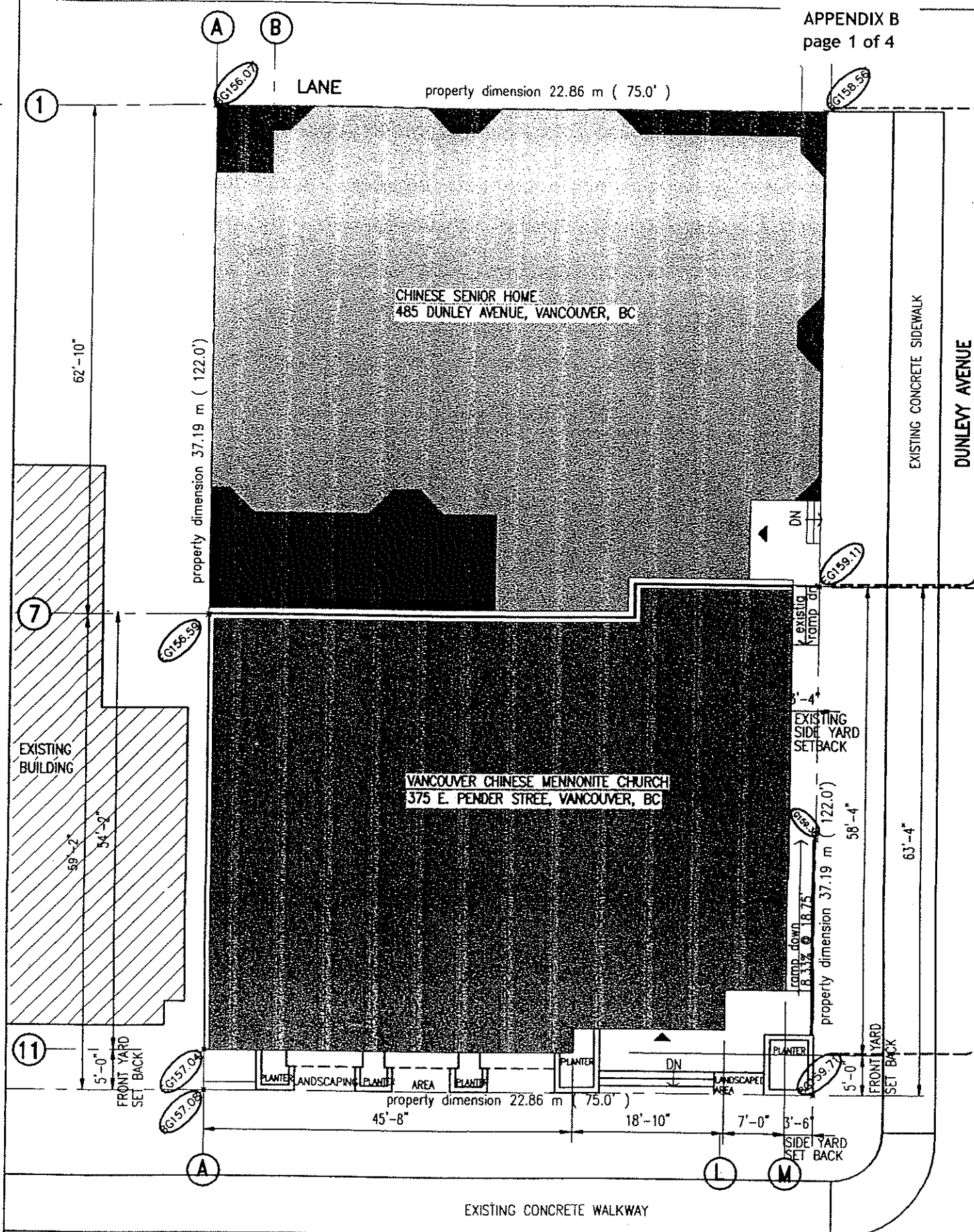


--- ZONING BOUNDARY



Site: 399 E Pender, DE 409496
 City of Vancouver Planning Department

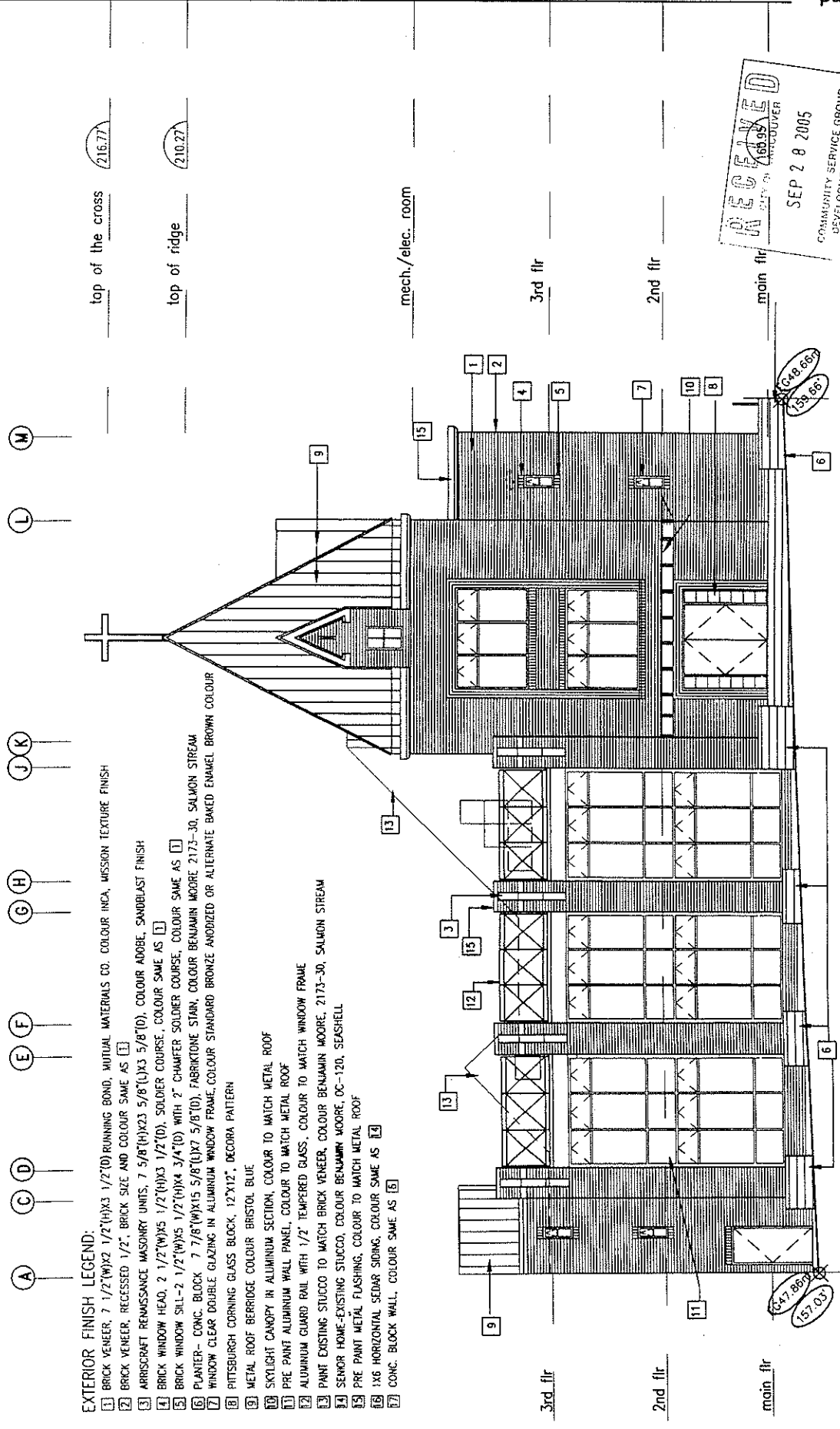
Date: 2005 September 30
 Drawn: TM
 Scale: 1:2000



Written dimensions shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the architect shall be informed at any variation from the dimensions and conditions shown on the drawings.

NO.	DATE

Chinese Senior Home
485 Dunlevy Avenue, Vancouver, B.C.
Vancouver Chinese Mennonite Church
375 E. Pender Street, Vancouver, B.C.



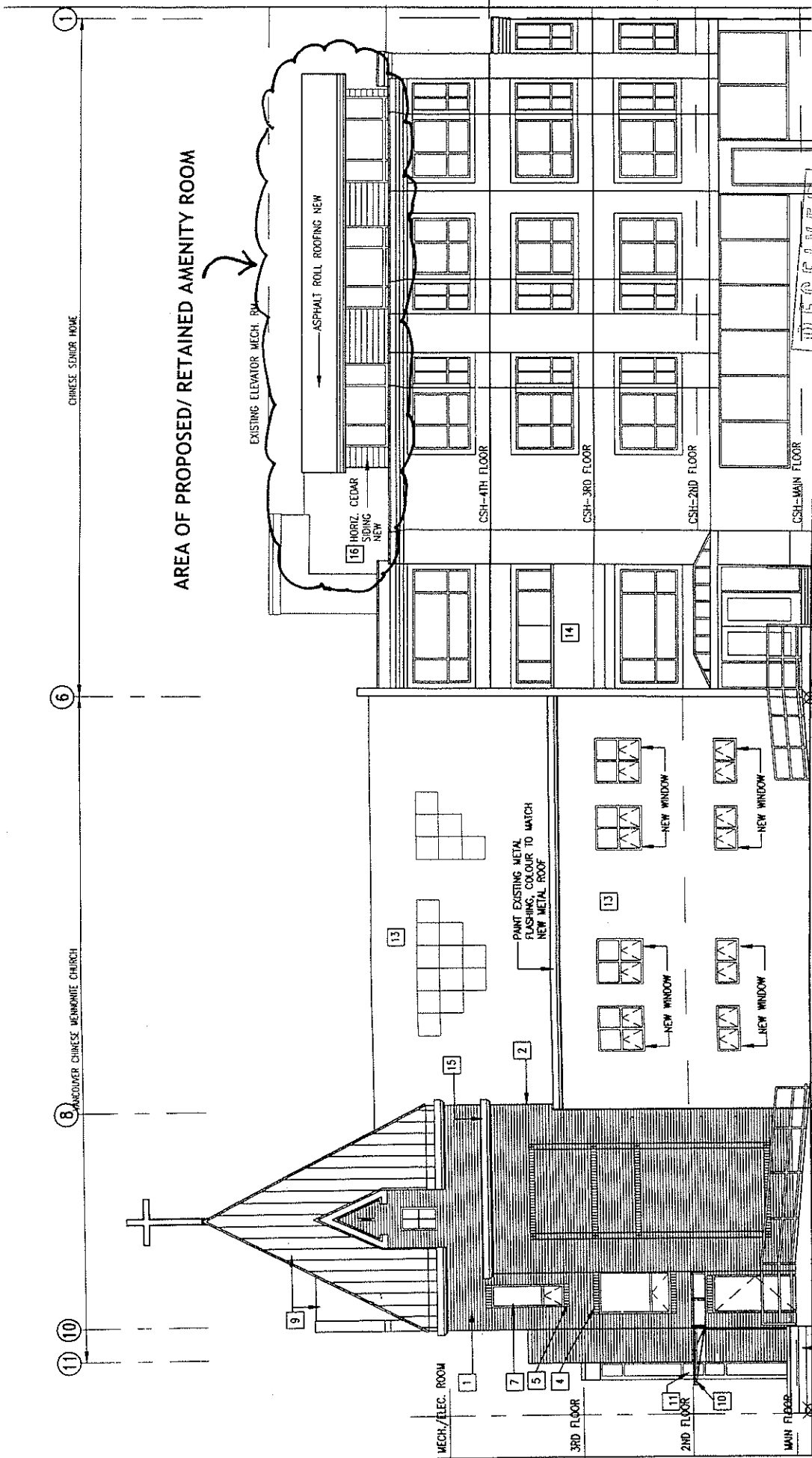
EXTERIOR FINISH LEGEND:

- 1 BRICK VENEER, 7 1/2"Wx2 1/2"Hx3 1/2"D) RUNNING BOND, MUTUAL MATERIALS CO. COLOUR INCA, MISSION TEXTURE FINISH
- 2 BRICK VENEER, RECESSED 1/2", BRICK SIZE AND COLOUR SAME AS 1
- 3 ARRISCRAT RENAISSANCE MASONRY UNITS, 7 5/8"Hx3 5/8"D) COLOUR ADOBE, SANDBLAST FINISH
- 4 BRICK WINDOW HEAD, 2 1/2"Wx5 1/2"Hx3 1/2"D), SOLDIER COURSE, COLOUR SAME AS 1
- 5 BRICK WINDOW SILL-2 1/2"Wx5 1/2"Hx4 3/4"D) WITH 2" CHAMFER SOLDIER COURSE, COLOUR SAME AS 1
- 6 PLASTER- CONC. BLOCK 7 7/8"Wx15 5/8"Lx7 5/8"D), FABRIKSTONE STAIN, COLOUR BENJAMIN MOORE 2173-30, SALMON STREAM
- 7 WINDOW CLEAR DOUBLE GLAZING IN ALUMINUM WINDOW FRAME, COLOUR STANDARD BRONZE ANODIZED OR ALTERNATE BAKED ENAMEL BROWN COLOUR
- 8 PITTSBURGH CORNING GLASS BLOCK, 12"x12", DECORA PATTERN
- 9 METAL ROOF BERRIDGE COLOUR BRISTOL BLUE
- 10 SKYLIGHT CANOPY IN ALUMINUM SECTION, COLOUR TO MATCH METAL ROOF
- 11 PRE PAINT ALUMINUM WALL PANEL, COLOUR TO MATCH METAL ROOF
- 12 ALUMINUM GUARD RAIL WITH 1/2" TEMPERED GLASS, COLOUR TO MATCH WINDOW FRAME
- 13 PAINT EXISTING STUCCO TO MATCH BRICK VENEER, COLOUR BENJAMIN MOORE, 2173-30, SALMON STREAM
- 14 SENIOR HOME-EXISTING STUCCO, COLOUR BENJAMIN MOORE, OC-120, SEASHELL
- 15 PRE PAINT METAL FLASHING, COLOUR TO MATCH METAL ROOF
- 16 1X6 HORIZONTAL CEDAR SIDING, COLOUR SAME AS 14
- 17 CONC. BLOCK WALL, COLOUR SAME AS 16

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DEVELOPMENT SERVICES

<p>Scale: 1/8" = 1'-0"</p> <p>DATE: 7/8/05</p> <p>PROJECT: 02-GSH VCMC-A</p> <p>DESIGNER: Y.M. MAY LEB ARCHITECT</p> <p>371 West 43rd Ave, North Vancouver, BC V7L 2R8</p> <p>Phone: 604-965-1414 Fax: 604-965-1028</p>	<p>Sheet Title: SOUTH ELEVATION</p>	<p>Scale: 1/8" = 1'-0"</p> <p>DATE: 7/8/05</p> <p>PROJECT: 02-GSH VCMC-A</p> <p>DESIGNER: Y.M. MAY LEB ARCHITECT</p> <p>371 West 43rd Ave, North Vancouver, BC V7L 2R8</p> <p>Phone: 604-965-1414 Fax: 604-965-1028</p>
<p>Client: Chinese Senior Home 485 Dunlevy Avenue, Vancouver, B.C.</p> <p>Architect: Vancouver Chinese Mennonite Church 375 E. Pender Street, Vancouver, B.C.</p>	<p>Scale: 1/8" = 1'-0"</p> <p>DATE: 7/8/05</p> <p>PROJECT: 02-GSH VCMC-A</p> <p>DESIGNER: Y.M. MAY LEB ARCHITECT</p> <p>371 West 43rd Ave, North Vancouver, BC V7L 2R8</p> <p>Phone: 604-965-1414 Fax: 604-965-1028</p>	<p>Scale: 1/8" = 1'-0"</p> <p>DATE: 7/8/05</p> <p>PROJECT: 02-GSH VCMC-A</p> <p>DESIGNER: Y.M. MAY LEB ARCHITECT</p> <p>371 West 43rd Ave, North Vancouver, BC V7L 2R8</p> <p>Phone: 604-965-1414 Fax: 604-965-1028</p>

All dimensions shall be precise unless otherwise noted. Contractor shall verify and be responsible for all dimensions and conditions on the job and the architect shall be informed of any discrepancies immediately. Dimensions and conditions shown on the drawing.



CHINESE SENIOR HOME

VANCOUVER CHINESE MENNONITE CHURCH

AREA OF PROPOSED/ RETAINED AMENITY ROOM

EXISTING ELEVATOR MECH. RM.

ASPHALT ROLL ROOFING NEW

HORIZ. CEDAR SIDING NEW

CSH-4TH FLOOR

CSH-3RD FLOOR

CSH-2ND FLOOR

CSH-MAIN FLOOR

PAINT EXISTING METAL FLASHING, COLOUR TO MATCH NEW METAL ROOF

NEW WINDOW

NEW WINDOW

NEW WINDOW

NEW WINDOW

MECH./ELEC. ROOM

3RD FLOOR

2ND FLOOR

MAIN FLOOR

W. S. LEVITT
CITY OF VANCOUVER
SEP 28 2005
COMMUNITY SERVICE GROUP
DEVELOPMENT SERVICES

Y. M. MAY LEE
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311 West 4th Street, North Vancouver
British Columbia, Canada V7V 1T8
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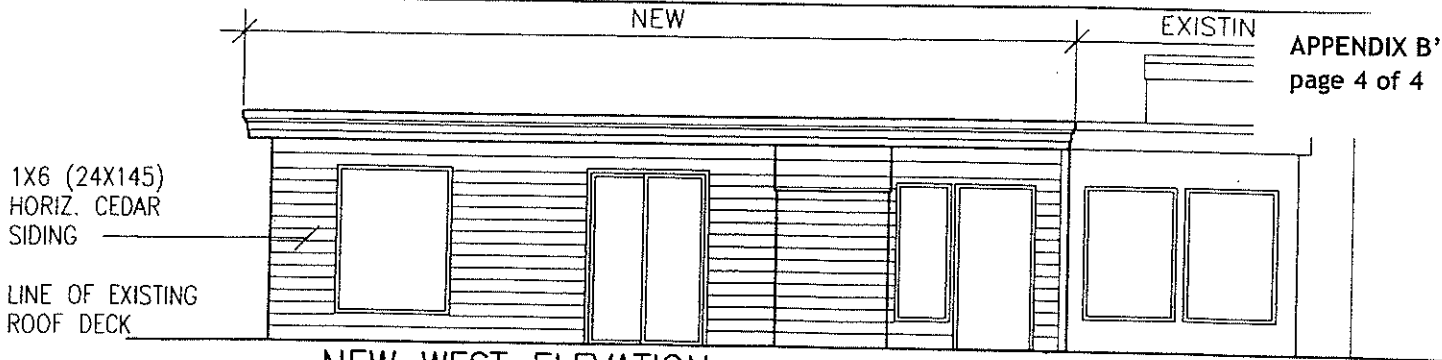
Chinese Senior Home
485 Dunlevy Avenue, Vancouver, B.C.
Vancouver Chinese Mennonite Church
375 E. Pender Street, Vancouver, B.C.

Scale	1/8"=1'-0"	Date	July 26, 2005
Drawn	M. G.L.	Checked	
Project No.	02-CSH	Sheet No.	VCMC-
	03-VCMC	Revision	

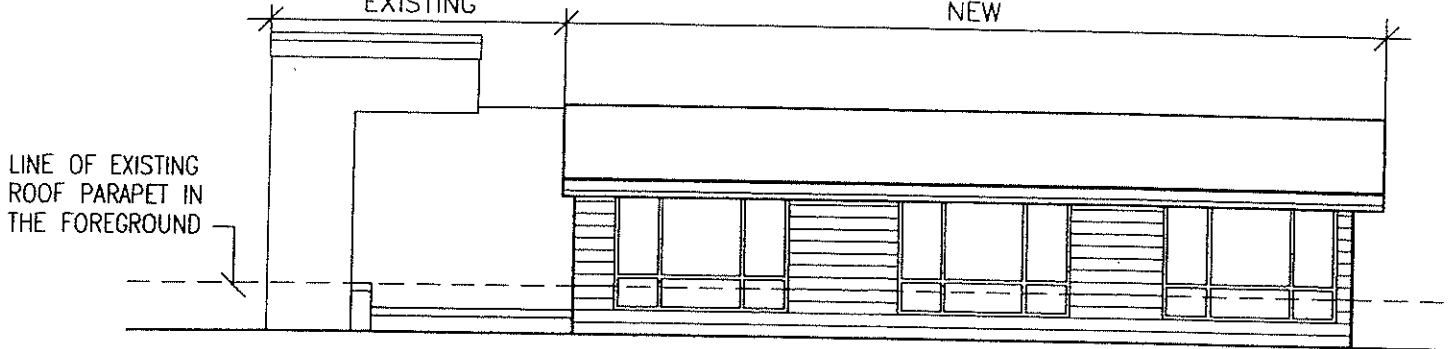
NO.	DATE	DESCRIPTION
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2	2005/08/17	ISSUED FOR PERMITS APPLICATION
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4	2005/08/17	ISSUED FOR PERMITS APPLICATION
5	2005/08/17	ISSUED FOR PERMITS APPLICATION
6	2005/08/17	ISSUED FOR PERMITS APPLICATION

While dimensions and line precedence will be used to determine construction, the architect is not responsible for all dimensions and conditions on the job and the architect shall be deemed to have approved all dimensions and conditions shown on the drawing.

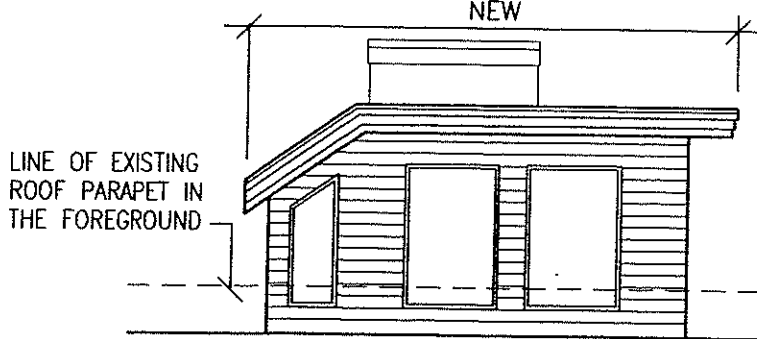
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NEW WEST ELEVATION

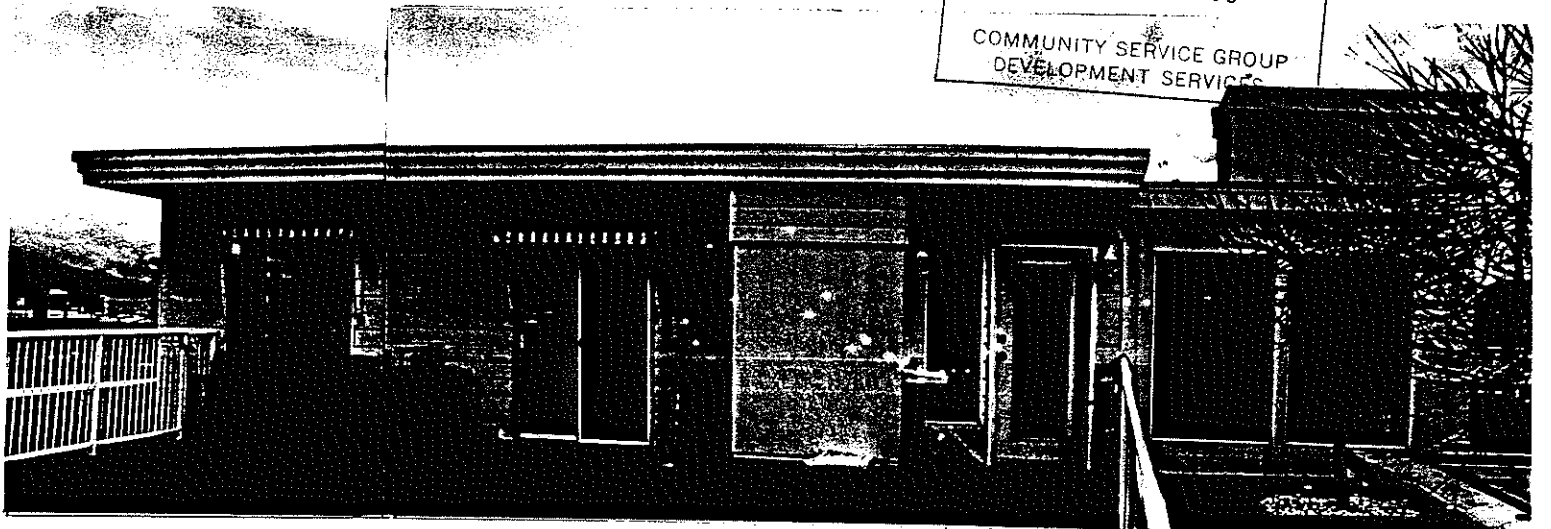


NEW EAST ELEVATION



NEW NORTH ELEVATION

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NEW WEST ELEVATION (VIEW FROM EXISTING ROOF DECK LOOKING TOWARD EAST)

<p>Home Vancouver, B.C. St. John's Vancouver, B.C.</p>	<p>consultant</p>	<p>Y. M. MAY LEE ARCHITECT 231 West Balmoral Road, North Vancouver British Columbia, Canada V7N 2T6 Telephone: 604-985-1649 Fax: 604-985-1609</p>	<p>sheet title</p> <p>ELEVATIONS & PHOTOGRAPHS</p>	<p>scale 1/8"=1'-0"</p> <p>date Jan.09/2004</p> <p>drawn</p> <p>checked</p> <p>project no. 02-CSH 03-VCMC</p> <p>sheet no. CSH-A8</p> <p>revision 2/2/04</p> <p>csh_metric100_imp</p>
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