



CITY OF VANCOUVER

A3

ADMINISTRATIVE REPORT

Report Date: November 7, 2005
Author: B. Boons
Phone No.: 604.873.7678
RTS No.: 05573
CC File No.: 2608
Meeting Date: November 29, 2005

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 3837 Point Grey Road

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 3837 Point Grey Road be approved generally as illustrated in the Development Application Number DE409650, prepared by Merrick Architecture and stamped "Received, Community Service Group, Development Services September 20, 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 the above-noted CD-1 zoned site.

BACKGROUND

At a Public Hearing on March 25, 2004, City Council approved a rezoning of this site from RT-2 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. 8893 was enacted on July 6, 2004.

At a subsequent Public Hearing on June 16, 2005, Council approved an amendment to the CD-1 By-law to permit building height for air-supported structures to be measured from City Datum (35.3m) instead of from the base surface. The amending By-law No. 9075 was enacted on July 19, 2005.

The site is located on the north side of Point Grey Road and is bounded on the west by Brock House, and on the east by the Royal Vancouver Yacht Club. 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 DE409650. 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 existing form of development for the tennis club buildings is unchanged from that approved under development permits issued in 1997 (DE402280) and 2002 (DE406291). The current proposal involves the construction of two replacement air-supported tennis bubbles (11.0 m/36 ft. high) on the south portion of the site. These seasonal tennis bubbles would be in place each year from October 1 to April 30. Also proposed is an underground storage area beneath a landscaped berm on the southeast portion of the site for the off-season storage of the tennis bubbles and equipment.

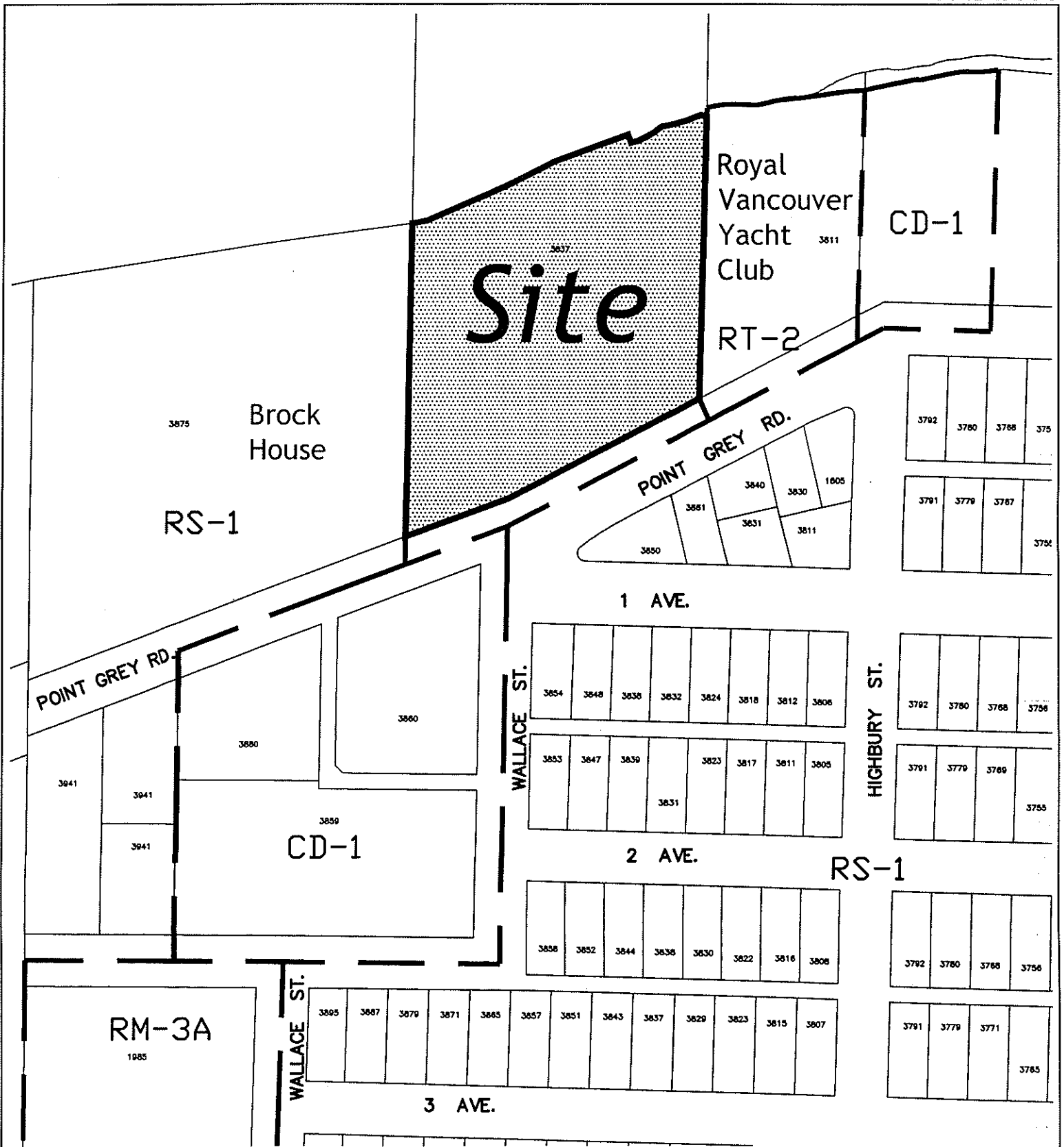
The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

Simplified plans, including a site plan and elevations of the tennis bubbles, have been included in Appendix 'B', along with elevation plans depicting the existing building form approved under development permits prior to the rezoning.

CONCLUSION

The Director of Planning has approved Development Application Number DE409650, 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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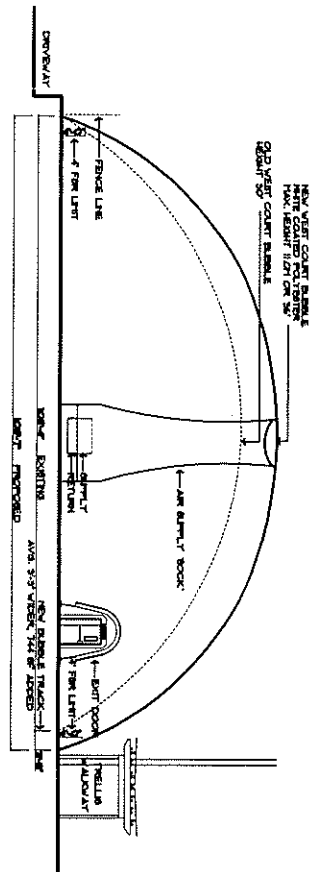


--- ZONING BOUNDARY

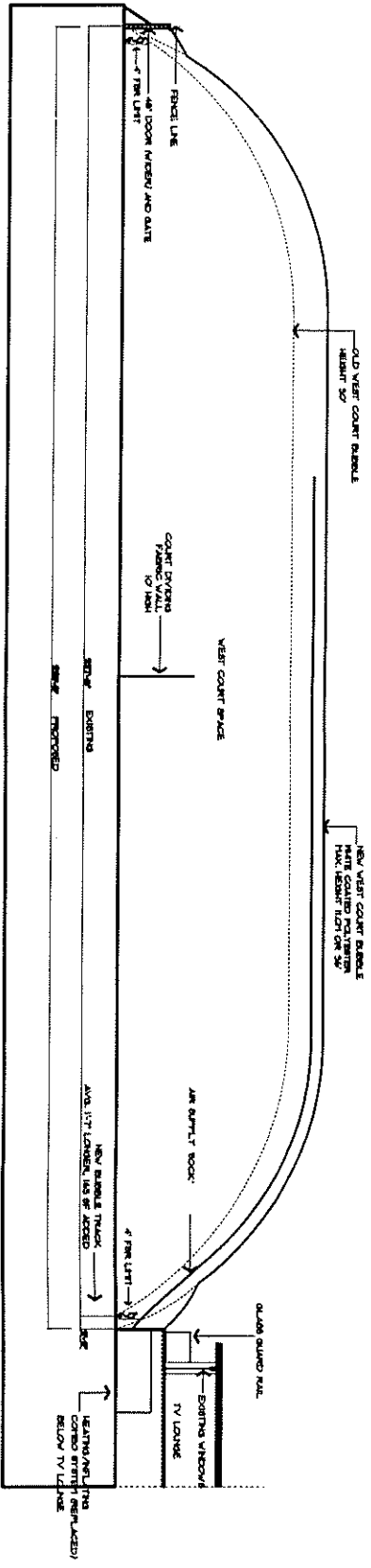


Site: 3837 Point Grey road, DE 409650
 City of Vancouver Planning Department

Date: 2005 November 3
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A-A West Bubblic Tennis Courts Section



B-B West Bubblic Longitudinal Section

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Date

Use
Title
Date

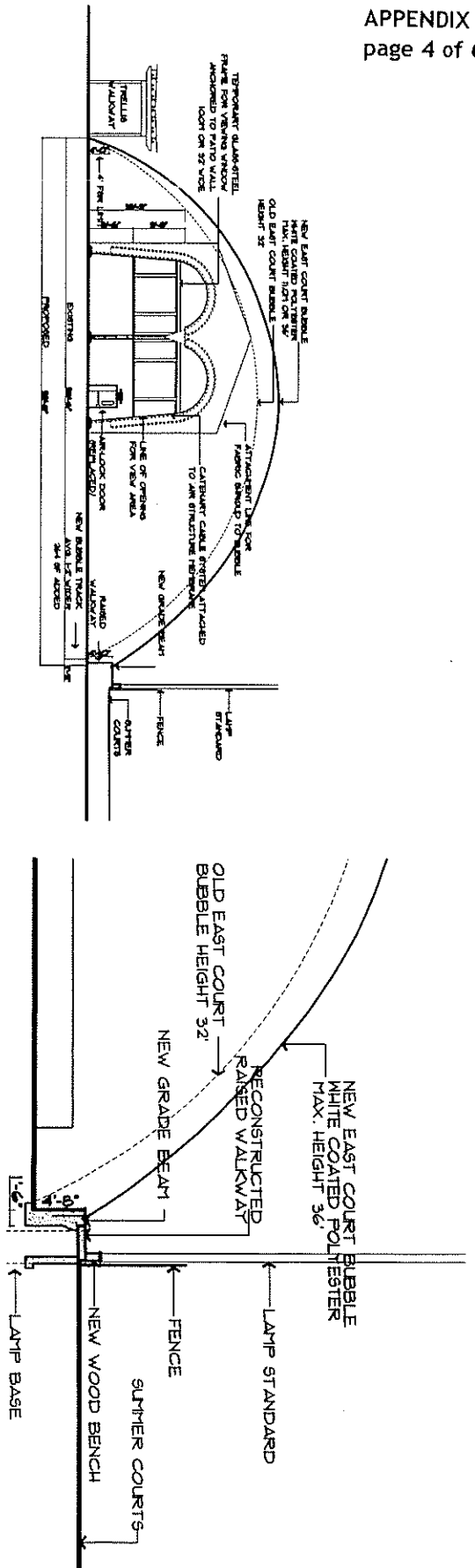
Project
Name
Address
City
State
Zip

Jericho Tennis Club
Improvements
3017 Pointe Green Road
Vernon Hills, IL

West Bubblic Improvements
System

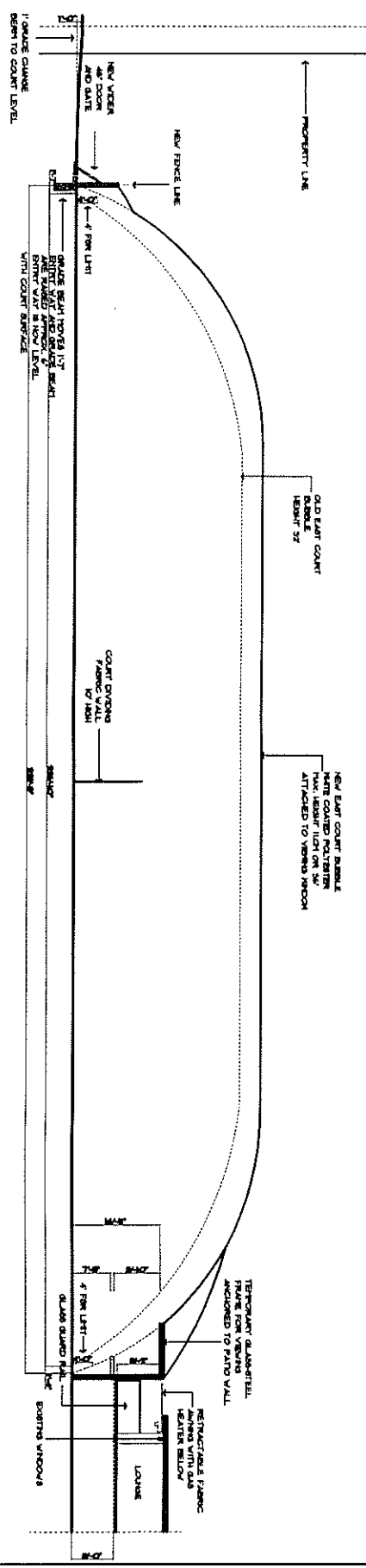
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East Tennis Bubble Transverse Section

East Tennis Bubble Transverse Section - Detail



East Tennis Bubble Longitudinal Section

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Project
Jericho Tennis Club Improvements
3837 Point Grey Road
Vancouver, BC

Client
Jericho Tennis Club

Architect
Merrick Architecture

Contractor
[Blank]

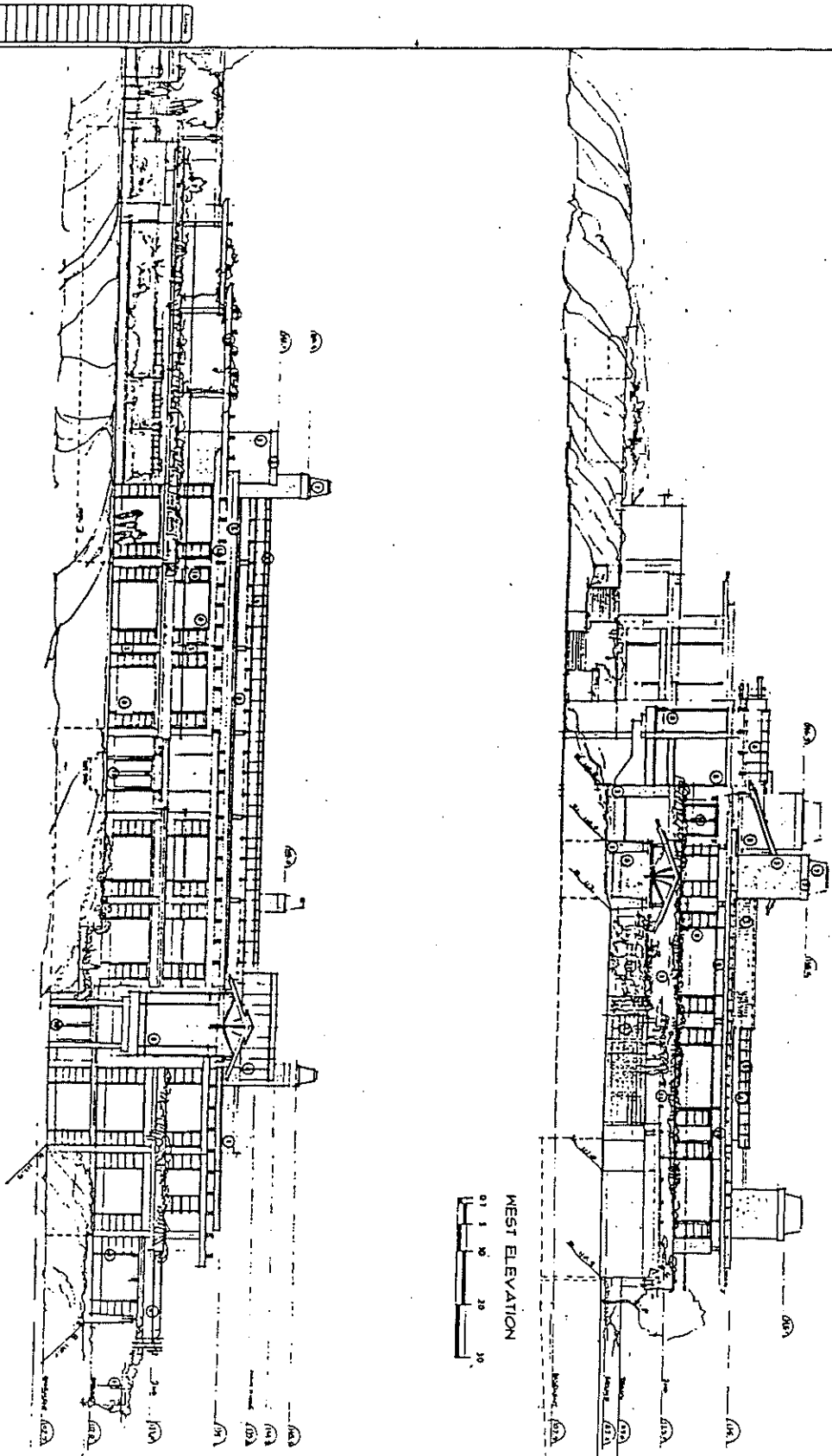
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EXISTING FORM OF DEVELOPMENT FOR TENNIS CLUB BUILDING (PER DE 402280)

Paul Merrick Architects
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JERICHO
TENNIS CLUB
ELEVATIONS

DPB

1	Overall Building Height	30'-0"
2	Overall Building Width	150'-0"
3	Overall Building Depth	100'-0"
4	Overall Building Area	15,000 sq. ft.
5	Overall Building Volume	450,000 cu. ft.
6	Overall Building Weight	1,500,000 lbs.
7	Overall Building Density	100 lbs./cu. ft.
8	Overall Building Cost	\$15,000,000
9	Overall Building Value	\$15,000,000
10	Overall Building Age	100 years
11	Overall Building Condition	Good
12	Overall Building Quality	High
13	Overall Building Safety	High
14	Overall Building Security	High
15	Overall Building Reliability	High
16	Overall Building Durability	High
17	Overall Building Flexibility	High
18	Overall Building Adaptability	High
19	Overall Building Sustainability	High
20	Overall Building Resilience	High