



CITY OF VANCOUVER

A3

ADMINISTRATIVE REPORT

Report Date: January 17, 2006
Author: S Hearn
Phone No.: 604.871.6476
RTS No.: 05672
CC File No.: 11-3500-10
Meeting Date: January 31, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 6500 Arbutus Street

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 6650 Arbutus Street (6500 Arbutus Street being the application address) be approved generally as illustrated in the Development Application Number DE409799, prepared by Nigel Baldwin Architect and stamped "Received, Community Service Group, Development Services, October 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 the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on September 15, 2005, City Council approved a rezoning of this site from RS-5 Single-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 Number 9200 was enacted on November 23, 2005.

The site is located on the South side of West 49th Avenue between Arbutus Street and East Boulevard. 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 DE409799. 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 construction of a multiple dwelling (town house) development consisting of six buildings providing a total of 28 self-contained dwelling units all with built-in parking spaces.

The proposal has been reviewed against the CD-1 By-law and was found to meet the 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 DE409799, 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.

* * * *

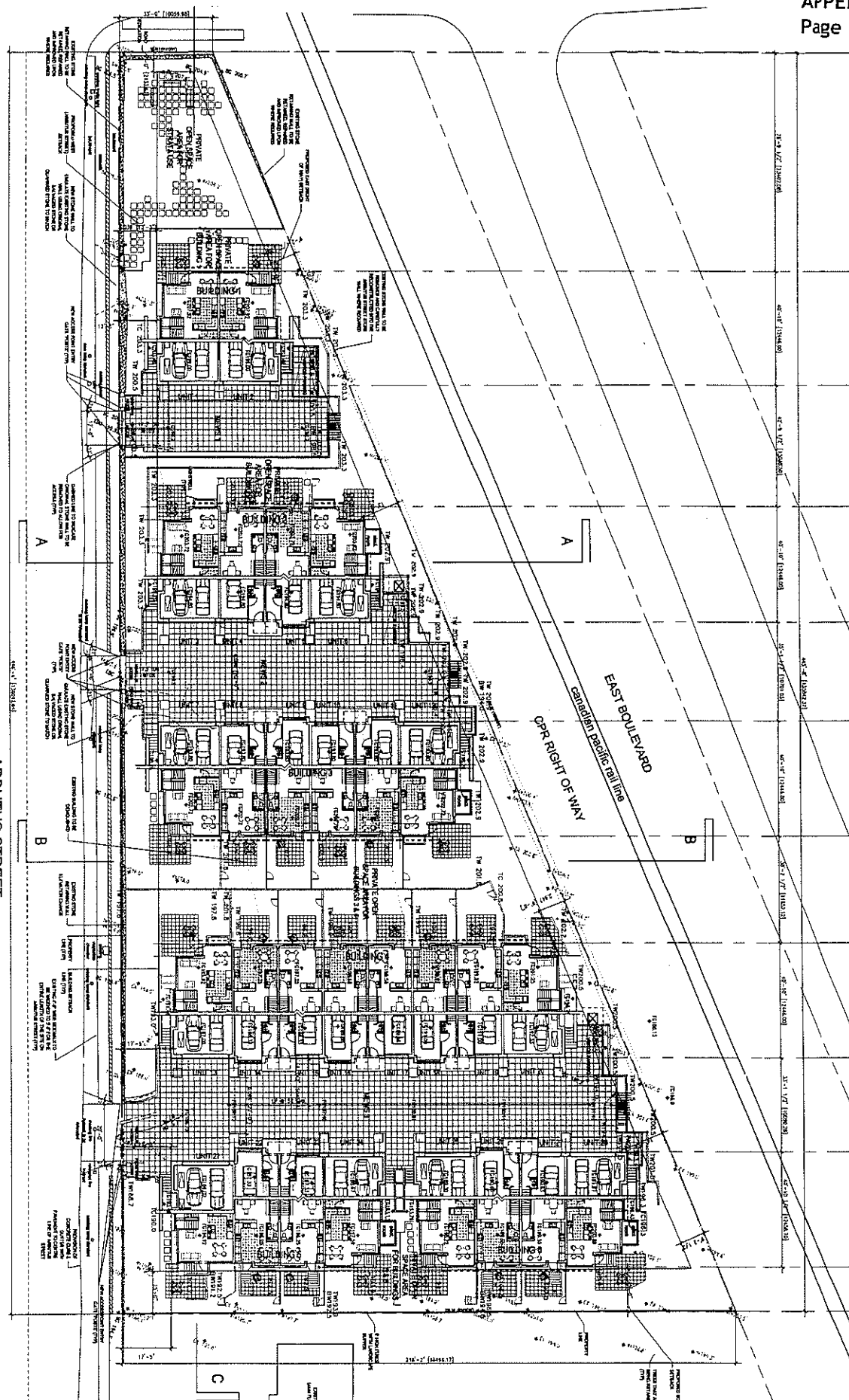


--- ZONING BOUNDARY



Site: 6500 Arbutus Street, DE409799
City of Vancouver Planning Department

Date: 2006 January 12
Drawn: TM
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ARBUSUS STREET

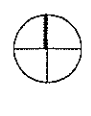
DP103

NIGEL BALDWIN ARCHITECT

Project: 6650 ARBUSUS STREET
ST. VANCOUVER

Drawn: [Name]
Site Plan

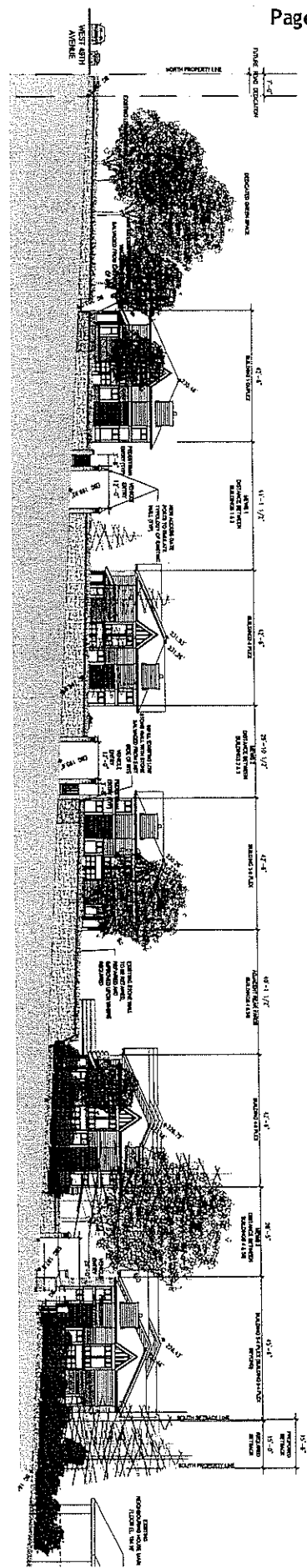
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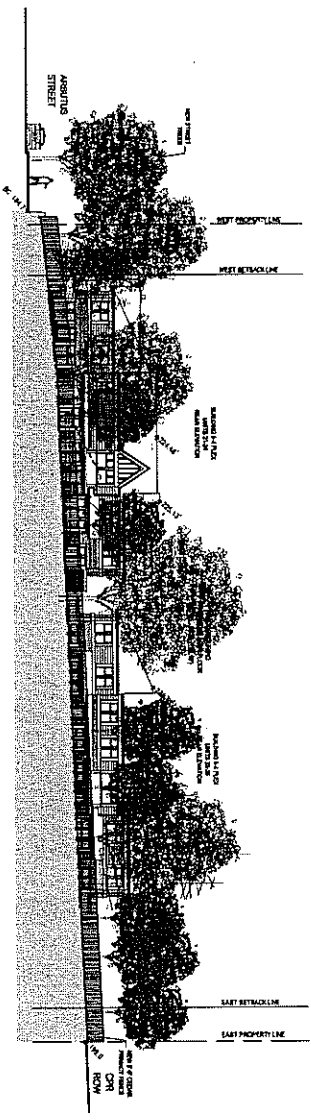
Foundation:

Handed:
SCOTT WILSON
SCOTT WILSON
JAN 2000
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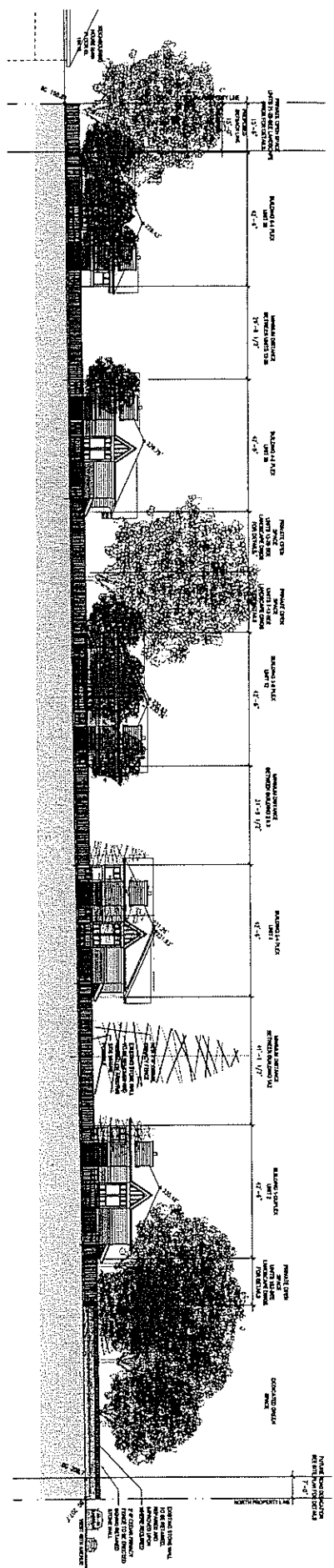
Nigel Baldwin Architects Ltd
4477 HARRY STREET
VANCOUVER, B.C.
V6R 1A6
Phone: (604) 489-8800
Fax: (604) 489-8800



1 ARBUTUS STREET ELEVATION



2 SOUTH ELEVATION



3 RIGHT OF WAY ELEVATION

Neil Fisher Architects Ltd
3477 Islay Street
Vancouver, BC
Canada, V6C 1W8
Phone: (604) 428-2000
Fax: (604) 688-1800

DATE: JUN 14, 2005
REVISION: JUNE 14, 2005
DESIGNED BY: JUNE 14, 2005
DRAWN BY: JUNE 14, 2005

REVISIONS:

CONSULTANT:



DATE: SEPT. 5, 2005
SCALE: 1/8" = 1'-0"
DRAWN BY: JUNE 14, 2005

PROJECT:
4850 ARBUTUS STREET
DT VANCOUVER

DRAWING TITLE:
STREET ELEVATIONS

DRAWING NO:
DP105

NIGEL BALDWIN ARCHITECT