



CITY OF VANCOUVER

A4

ADMINISTRATIVE REPORT

Report Date: January 17, 2006
Author: S Hearn
Phone No.: 604.871.6476
RTS No.: 05671
CC File No.: 11-3500-10
Meeting Date: January 31, 2006

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Form of Development: 1630 West 15th Avenue
(Vancouver Lawn Tennis and Badminton Club)

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 1630 West 15th Avenue be approved generally as illustrated in the Development Application Number DE409805, prepared by Proscenium Architects and Interiors Incorporated and stamped "Received, Community Service Group, Development Services October 14, 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 February 20, 1992, City Council approved a rezoning of this site from RT-5 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 Number 6962 was enacted on April 16, 1992.

At a Public Hearing on April 12, 2005, City Council approved a further amendment increasing the floor space ratio and imposing a height restriction on seasonal air supported structures. Amending By-law Number 9085 was enacted on July 19, 2005.

The site is located on the north side of West 16th Avenue between Pine and Fir Streets. 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 DE409805. 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 is for the installation of a new seasonal air-supported structure to cover four existing tennis courts at the east portion of the Lawn Tennis and Badminton Club on this site. The proposed structure (along with the existing air-supported structure on the west side of this site) would be used only during the months of October to April each year.

The proposed structure has been reviewed against the amended CD-1 regulations 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 DE409805, 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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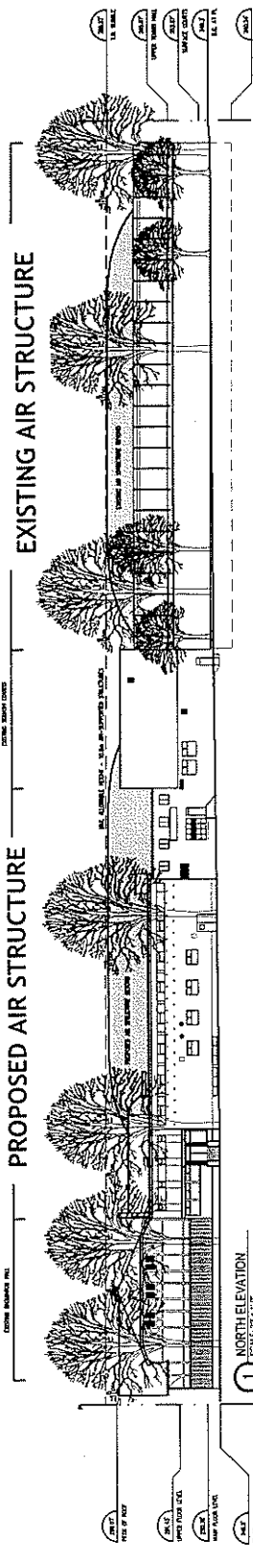


--- ZONING BOUNDARY

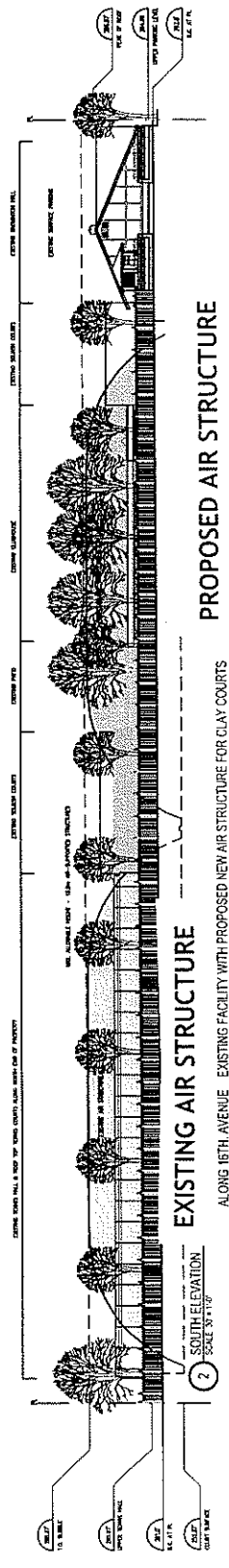


Site: 1630 W 15th Ave, DE409805
 City of Vancouver Planning Department

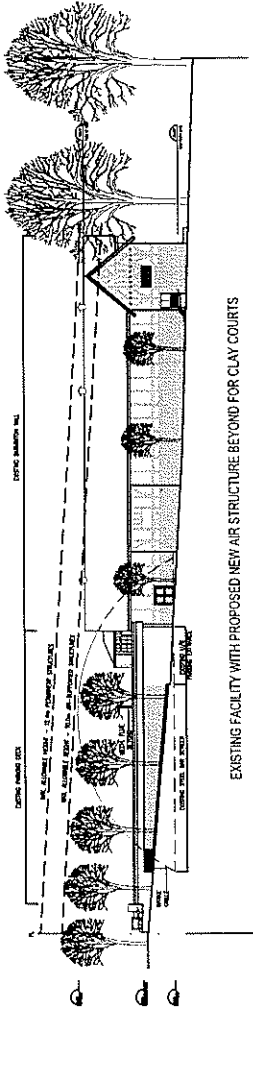
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1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



3 EAST ELEVATION
SCALE: 3/8" = 1'-0"

THE CLIENT, ENGINEER,
ARCHITECT, LANDSCAPE ARCHITECT,
ELECTRICAL ENGINEER,
MECHANICAL ENGINEER,
STRUCTURAL ENGINEER,
LANDSCAPE ARCHITECT,
ADULTIC,
HERITAGE,
QUANTITY SURVEYOR,
PLUMBER/MECHANICAL,
ROOFING,
CIVIL CONSTRUCTION

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VLITBC
NEW SEASONABLE **BUBBLE**

DATE: 02-13

NO. 3000

A300

STREET
ELEVATIO



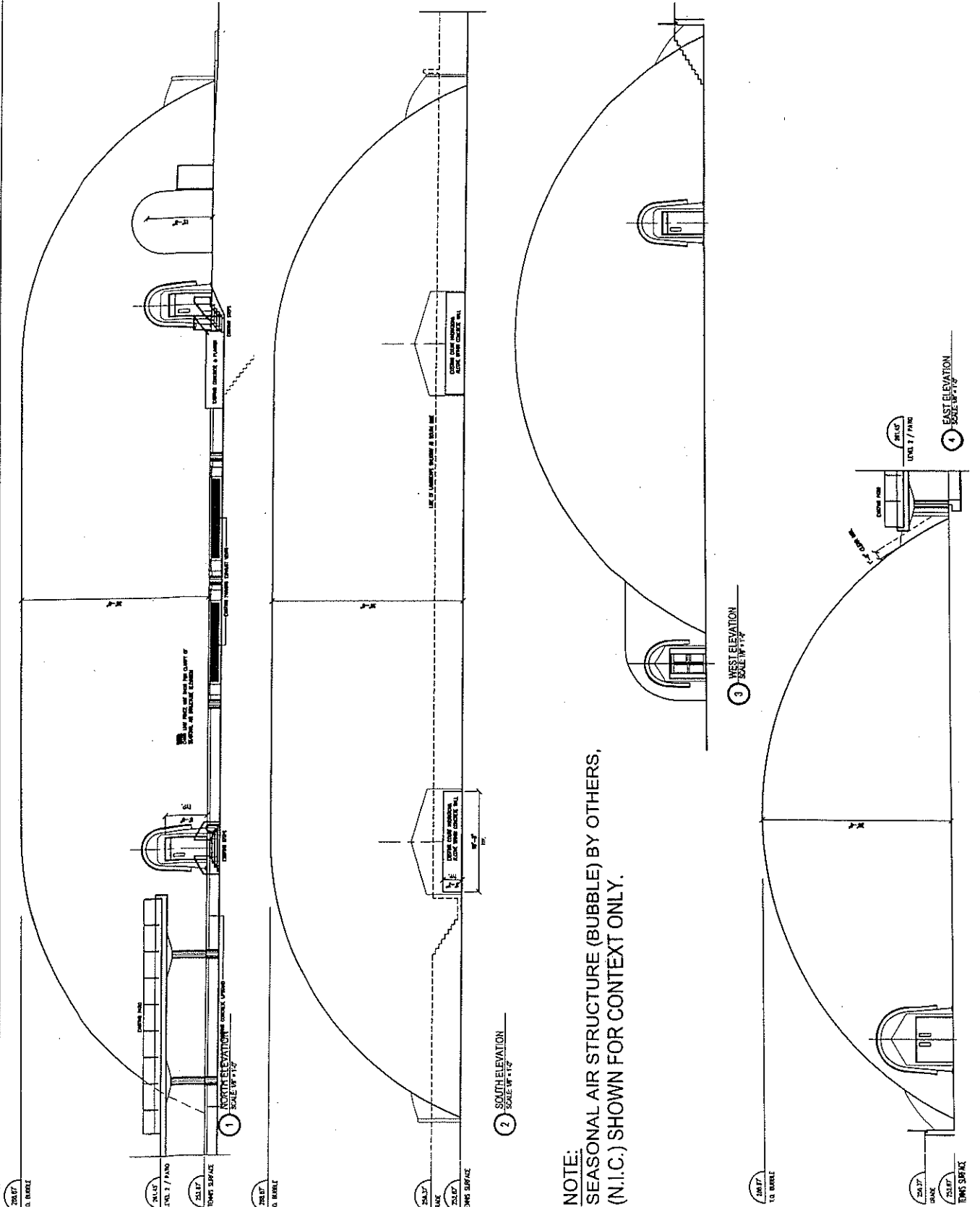
STATTEC CONSULTING
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DENVER, CO 80202
TEL: 303.733.1111
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DATE: 02-13-13
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: 1/8" = 1'-0"

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------------|------------|----------|
| 1 | ISSUED FOR PERMIT | [REDACTED] | 02-13-13 |
| 2 | ISSUED FOR PERMIT | [REDACTED] | 02-13-13 |
| 3 | ISSUED FOR PERMIT | [REDACTED] | 02-13-13 |
| 4 | ISSUED FOR PERMIT | [REDACTED] | 02-13-13 |
| 5 | ISSUED FOR PERMIT | [REDACTED] | 02-13-13 |
| 6 | ISSUED FOR PERMIT | [REDACTED] | 02-13-13 |
| 7 | ISSUED FOR PERMIT | [REDACTED] | 02-13-13 |
| 8 | ISSUED FOR PERMIT | [REDACTED] | 02-13-13 |
| 9 | ISSUED FOR PERMIT | [REDACTED] | 02-13-13 |
| 10 | ISSUED FOR PERMIT | [REDACTED] | 02-13-13 |

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| PROJECT: VLTBC NEW SEASONABLE BUBBLE | |
| DATE: 02-13 | |
| DRAWING: A301 | |
| SCALE: 1/8" = 1'-0" | |
| SHEET: 3 OF 4 | |
| DATE: 02-13-13 | |
| BY: [REDACTED] | |
| CHECKED BY: [REDACTED] | |
| APPROVED BY: [REDACTED] | |



NOTE:
SEASONAL AIR STRUCTURE (BUBBLE) BY OTHERS.
(N.I.C.) SHOWN FOR CONTEXT ONLY.

PROSCENIUM

ARCHITECTURE • INTERIORS INC.
1670 SOUTH BAY AVENUE SUITE 300
MIRAMICHI, NB A1B 2X6
TEL: (506) 753-4411

GENERAL NOTES:

- 1) ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.
- 2) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK.
- 3) THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.
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REAL JONES CHRISTOFFERSON LTD.
REGISTERED ARCHITECT
REGISTERED CIVIL ENGINEER
REGISTERED PROFESSIONAL ENGINEER

STANTEC CONSULTING
REGISTERED CIVIL ENGINEER
REGISTERED PROFESSIONAL ENGINEER

SCHMIDT BAWOL ENGINEERS LTD.
REGISTERED CIVIL ENGINEER
REGISTERED PROFESSIONAL ENGINEER

DATE: 02-13-13
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DESIGNER: [unintelligible]

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VJTB
NEW SEASONABLE BUBBLE
02-13
A-350
SECTIONS
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DATE: 02-13-13

