



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: May 16, 2006  
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VanRIMS No.: 11-3500-10  
Meeting Date: May 30, 2006

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 3136 Kings Avenue

#### RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as Kings Avenue and Rupert Street (3136 Kings Avenue being the application address) be approved generally as illustrated in the Development Application Number DE409760, prepared by Matthew Cheng Architect Inc., and stamped "Received, Community Service Group, Development Services, March 10, 2006", 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.

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## 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 11, 1988, City Council approved a rezoning of this site from Single-family Dwelling District (RS-1) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 6320 was enacted on March 22, 1988. Companion Guidelines (29<sup>th</sup> Avenue Station Area Guidelines or CD-1 By-law No. 6320) were also adopted by Council at that time.

A further amendment, limiting balcony enclosures to 50 percent of the provided balcony area was approved after a Public Hearing on September 12, 1995. Amending By-law No. 7515 was enacted on January 11, 1996.

The site is located on the south side of Kings Avenue and backs on to the Vanness Avenue Skytrain Right-of-Way; with Reid Street to the east and Manor Street to the west. 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 DE409760. 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 finalisation of permits.

## DISCUSSION

The proposal involves construction of a 3-storey multiple dwelling building containing 3 dwelling units, along with an accessory building (garage) providing parking for two vehicles. An additional surface parking space is provided.

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

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

## FINANCIAL IMPLICATIONS

There are no financial implications.

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## CONCLUSION

The Director of Planning has approved Development Application Number DE409760, subject to various conditions to be met prior to the finalisation of permits. One of these conditions is that the form of development first be approved by Council.

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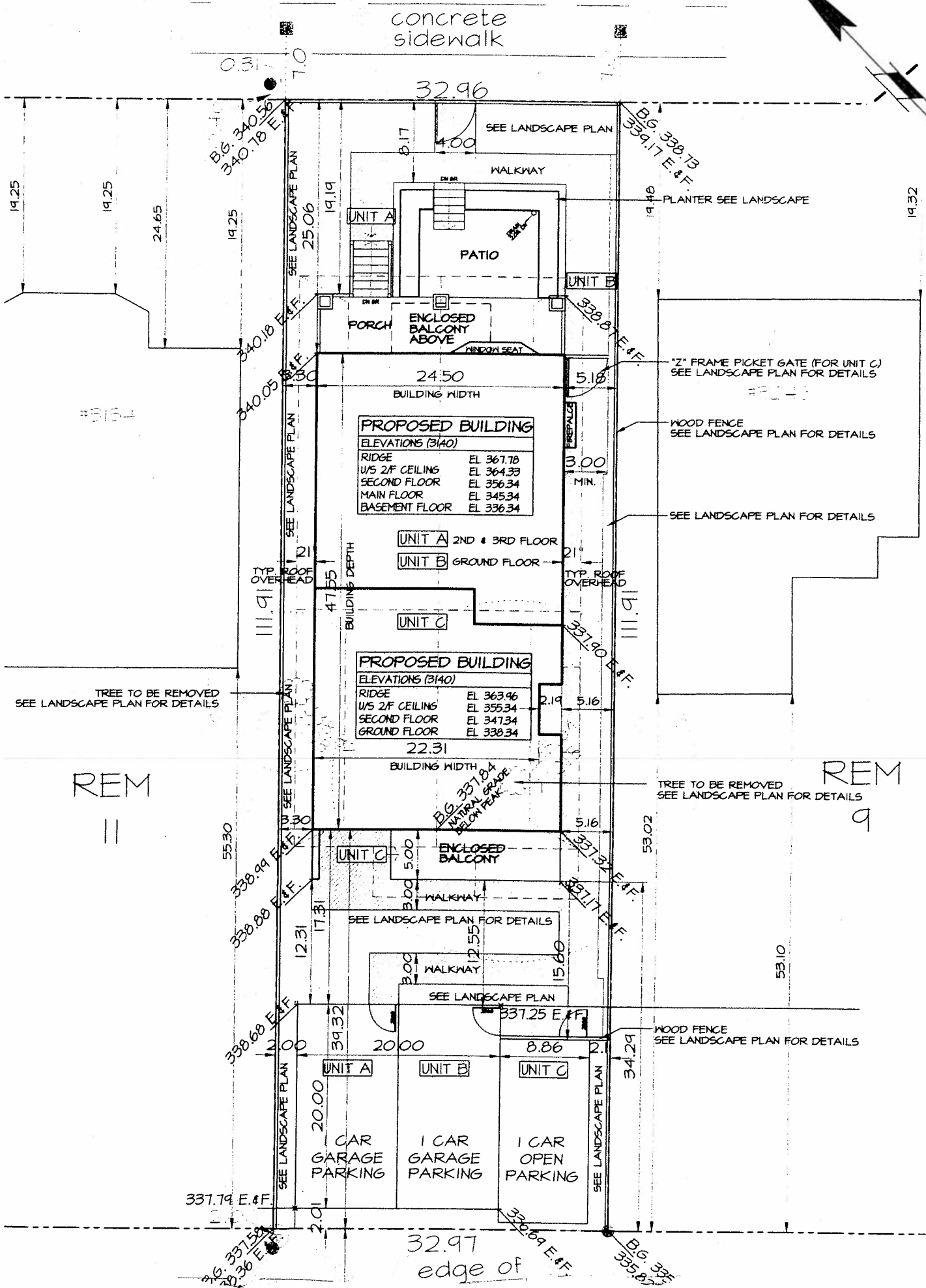
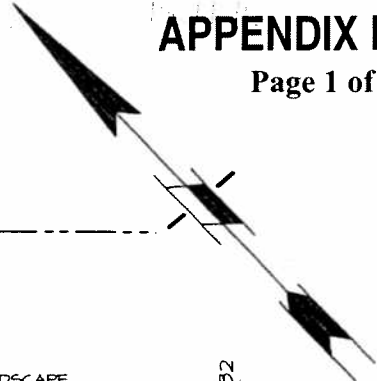


--- ZONING BOUNDARY



Site: 3136 Kings Avenue, DE409760  
City of Vancouver Planning Department

Date: 2006 May 11  
Drawn: TM  
Scale: 1:2000



concrete sidewalk

32.96

SEE LANDSCAPE PLAN

WALKWAY

Ø 17

UNIT A

PATIO

UNIT B

PORCH

ENCLOSED BALCONY ABOVE

WINDOW SEAT

24.50

BUILDING WIDTH

PROPOSED BUILDING

ELEVATIONS (3140)

RIDGE	EL 367.78
U/S 2/F CEILING	EL 364.33
SECOND FLOOR	EL 356.34
MAIN FLOOR	EL 345.34
BASEMENT FLOOR	EL 336.34

UNIT A 2ND & 3RD FLOOR

UNIT B GROUND FLOOR

UNIT C

PROPOSED BUILDING

ELEVATIONS (3140)

RIDGE	EL 363.96
U/S 2/F CEILING	EL 355.34
SECOND FLOOR	EL 347.34
GROUND FLOOR	EL 338.34

22.31

BUILDING WIDTH

B.G. 337.84

MIN. TRAIL GRADE

BELOW PEAK

UNIT C

ENCLOSED BALCONY

WALKWAY

SEE LANDSCAPE PLAN FOR DETAILS

WALKWAY

SEE LANDSCAPE PLAN

UNIT A

UNIT B

UNIT C

1 CAR GARAGE PARKING

1 CAR GARAGE PARKING

1 CAR OPEN PARKING

PLANTER SEE LANDSCAPE

\*2" FRAME PICKET GATE (FOR UNIT C) SEE LANDSCAPE PLAN FOR DETAILS

WOOD FENCE SEE LANDSCAPE PLAN FOR DETAILS

SEE LANDSCAPE PLAN FOR DETAILS

TREE TO BE REMOVED SEE LANDSCAPE PLAN FOR DETAILS

WOOD FENCE SEE LANDSCAPE PLAN FOR DETAILS

19.25

19.25

24.65

19.25

25.06

19.19

14.49

19.32

TREE TO BE REMOVED SEE LANDSCAPE PLAN FOR DETAILS

REM

=

55.30

338.99 E.&F.

338.88 E.&F.

338.68 E.&F.

337.74 E.&F.

337.58 E.&F.

337.36 E.&F.

337.15 E.&F.

336.93 E.&F.

3.00 MIN.

3.00

2.19

5.16

5.16

5.16

5.16

5.16

5.16

5.16

5.16

5.16

5.16

5.16

REM

9

B.G. 335.87

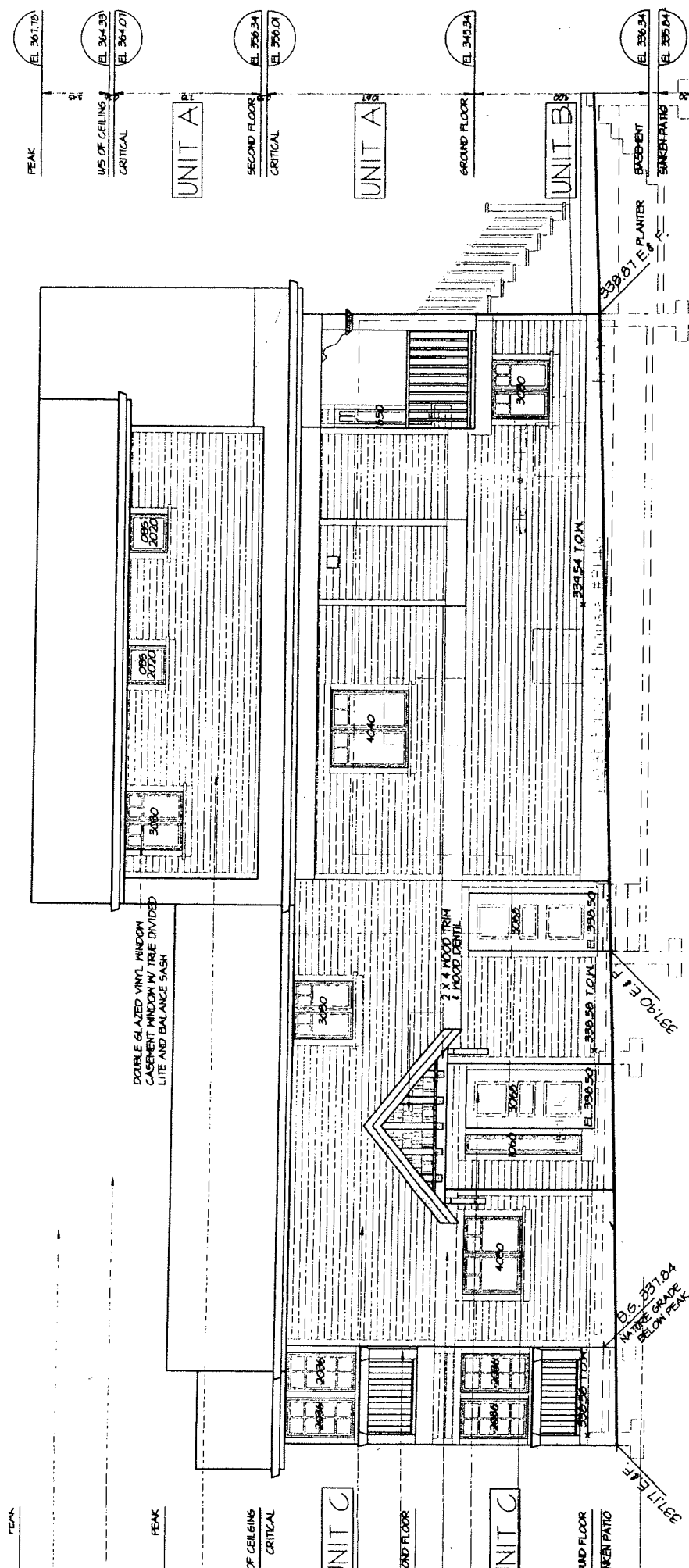
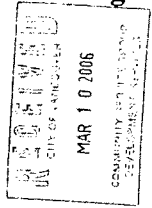
32.97 edge of











NORTHWEST ELEVATION