



CITY OF VANCOUVER

A9

ADMINISTRATIVE REPORT

Report Date: May 24, 2006
Author: S. Hearn
Phone No.: 604.871.6476
RTS No.: 06013
CC File No.: 11-3500-10
Meeting Date: June 13, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1750 West 3rd Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 1760 West 3rd Avenue (1750 West 3rd Avenue being the application address) be approved generally as illustrated in the Development Application Number DE409656, prepared by GBL Gomberoff Bell Lyon Architects Group Incorporated and stamped "Received, Community Service Group, Development Services, May 18, 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.

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 April 25, 2005, City Council approved a rezoning of this site from Light Industrial District (IC-1) to Comprehensive Development District (CD-1). Council also approved in principle the form of development for these lands. CD-1 By-law No. 9165 was enacted on November 1, 2005.

The site is located on the south side of West 3rd Avenue in the first block east of Burrard Street. 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 DE409656. 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 three-storey mixed-use building containing retail/office uses, parking, loading and bicycle parking on the ground floor, with ten dwelling units on the second and third storeys. Parking and loading are accessed from the lane.

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".

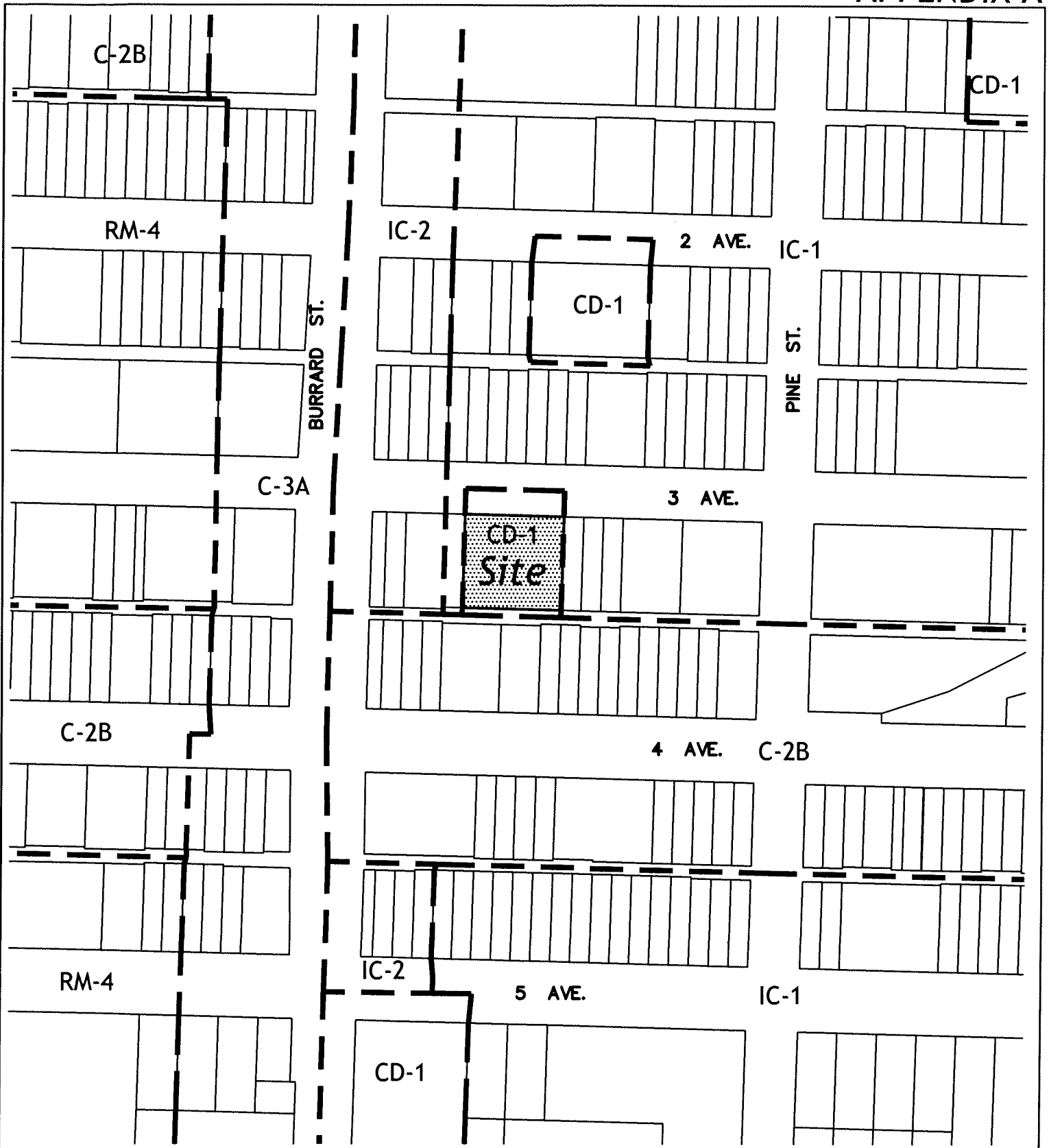
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE409656, 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: 1750 W 3rd Ave, DE409656
City of Vancouver Planning Department

Date: 2006 May 25
Drawn: TM
Scale: 1:2000



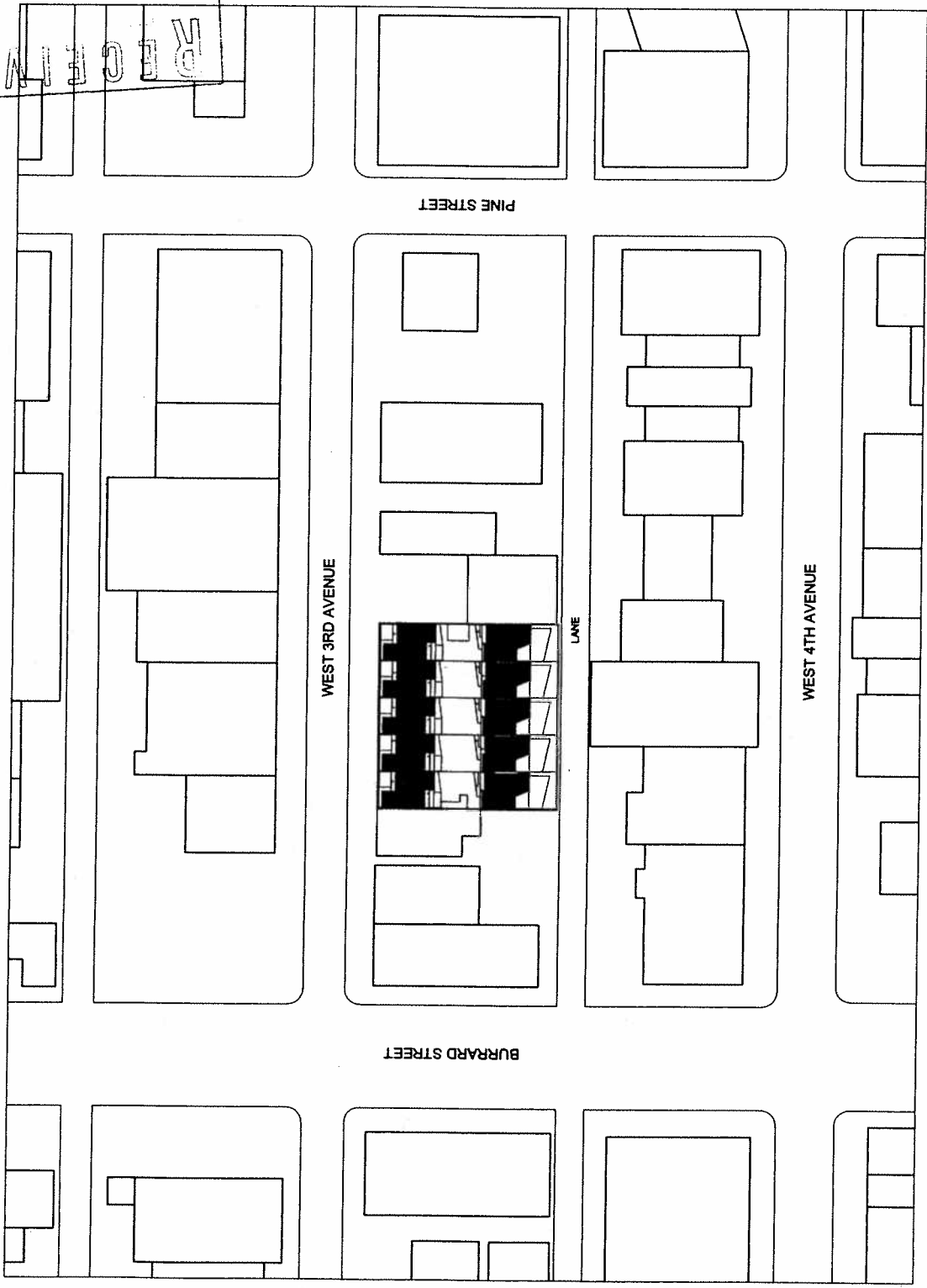
1750 WEST 3RD AVENUE

10 UNIT RESIDENTIAL DEVELOPMENT

SITE CONTEXT

DATE	SCALE	PROJECT NO.	0407
DRAWN BY	DATE	APPROVED BY	
CHECKED BY	CITY TYP		
NO. OF SHEETS			
CAD FILE			
PLOT NUMBER			

RECEIVED
 MAY 18 2006
 COMMUNITY DEVELOPMENT SERVICES





COMMUNITY SERVICE GROUP
 10 UNIT
 1750 WEST 3RD
 CHICAGO, IL 60612
 PHONE: (773) 327-1111
 FAX: (773) 327-1112

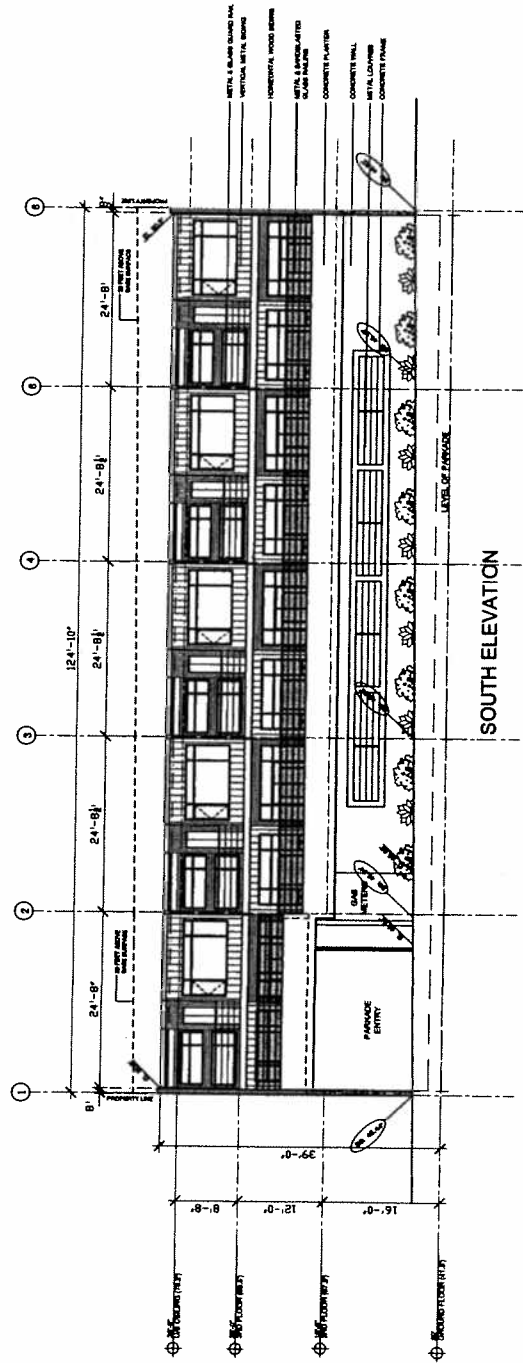


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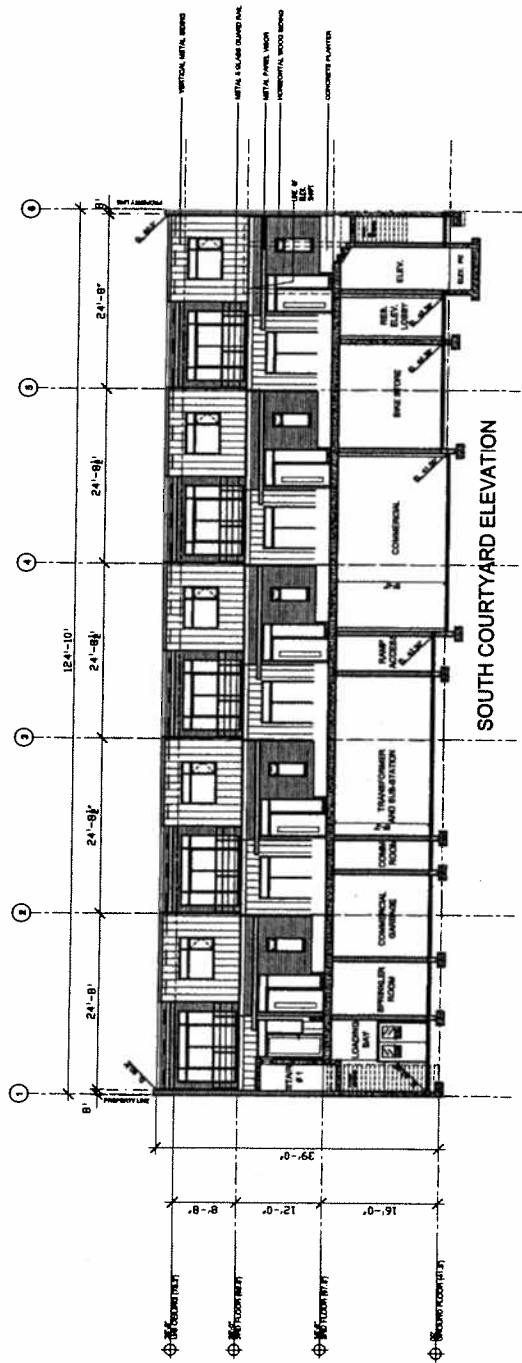
1750 WEST 3RD
 AVENUE

10 UNIT
 RESIDENTIAL DEVELOPMENT
 SOUTH ELEVATIONS

DATE	REVISION
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05/18/06	3
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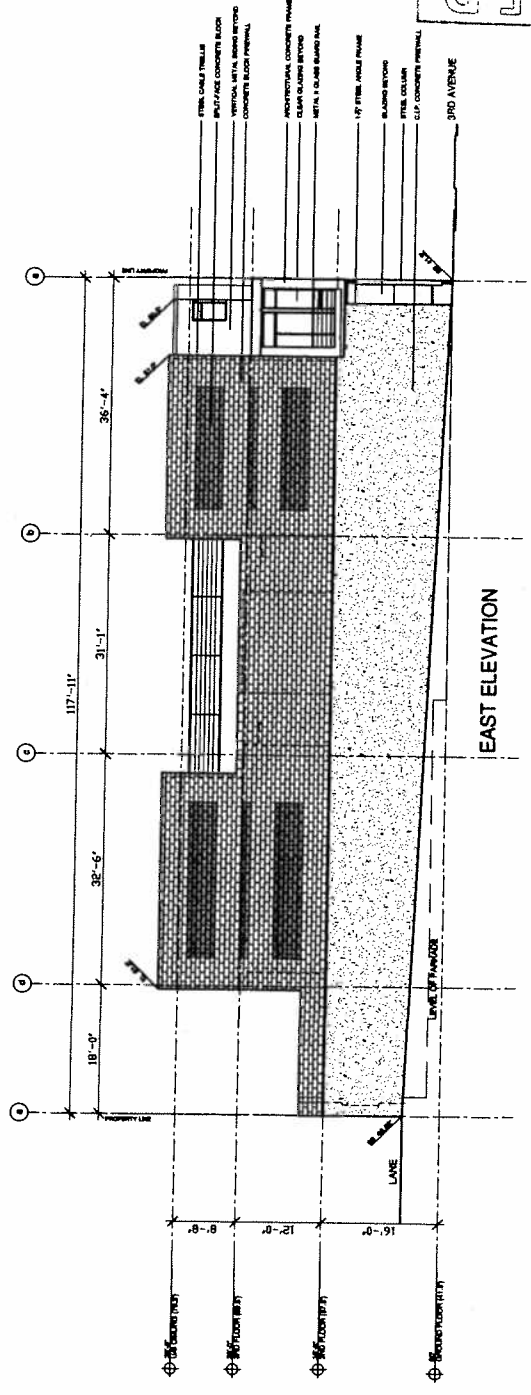
SOUTH ELEVATION



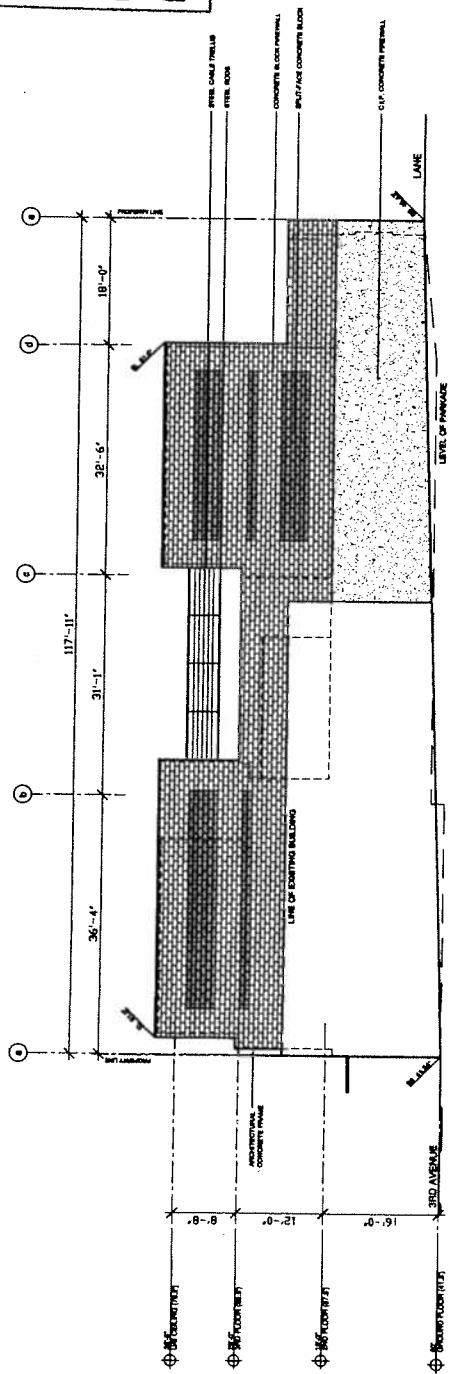
SOUTH COURTYARD ELEVATION



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 DEVELOPMENT SERVICES



EAST ELEVATION



WEST ELEVATION

1750 WEST 3RD AVENUE

10 UNIT RESIDENTIAL DEVELOPMENT

ELEVATIONS

DATE	REVISION
MARCH 2006	ISSUED FOR PERMIT
APRIL 2006	REVISIONS
CHECKED BY	DATE
SCALE	1/8" = 1'-0"
DATE	
PROJECT NO.	0407