



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: June 30, 2006
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RTS No.: 06095
VanRIMS No.: 11-3500-10
Meeting Date: July 18, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 2750 East 28th Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 2750 - 2798 East 28th Avenue and 4400 - 4402 Kaslo Street (2750 East 28th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE410120, prepared by Palad Designs and stamped "Received, Community Services Group, Development Services, June 19, 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 May 12, 1988, City Council approved a rezoning of this site from One-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 Number 6361 was enacted on June 21, 1988. Companion Guidelines (29th Avenue Station Area) were also adopted by Council on the same day.

The site is located immediately north of the ALRT right-of-way with Kaslo Street to the east and Slocan 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 DE410120. 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 2½ storey one-family dwelling with an attached garage, providing 2 parking spaces, having vehicular access from East 28th Avenue. While the intent of the rezoning was to encourage site consolidation and re-development with a 'transit tolerant' form of multiple dwelling, it did not eliminate the possibility of individual property development which existed under the former RS-1 zoning.

When the site was rezoned in 1988 the regulations of the day were 'frozen' in terms of the RS-1 District Schedule. The site shape is irregular and will require relaxation of the yard requirements of the RS-1 District Schedule in effect in 1988. The Director of Planning supports these relaxations and believes that the intent of the CD-1 By-law is being met.

The Companion Guidelines were intended to be used in conjunction with multiple dwelling developments. Therefore, aside from requiring landscape details, the Guidelines are not being applied to this single-family development.

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

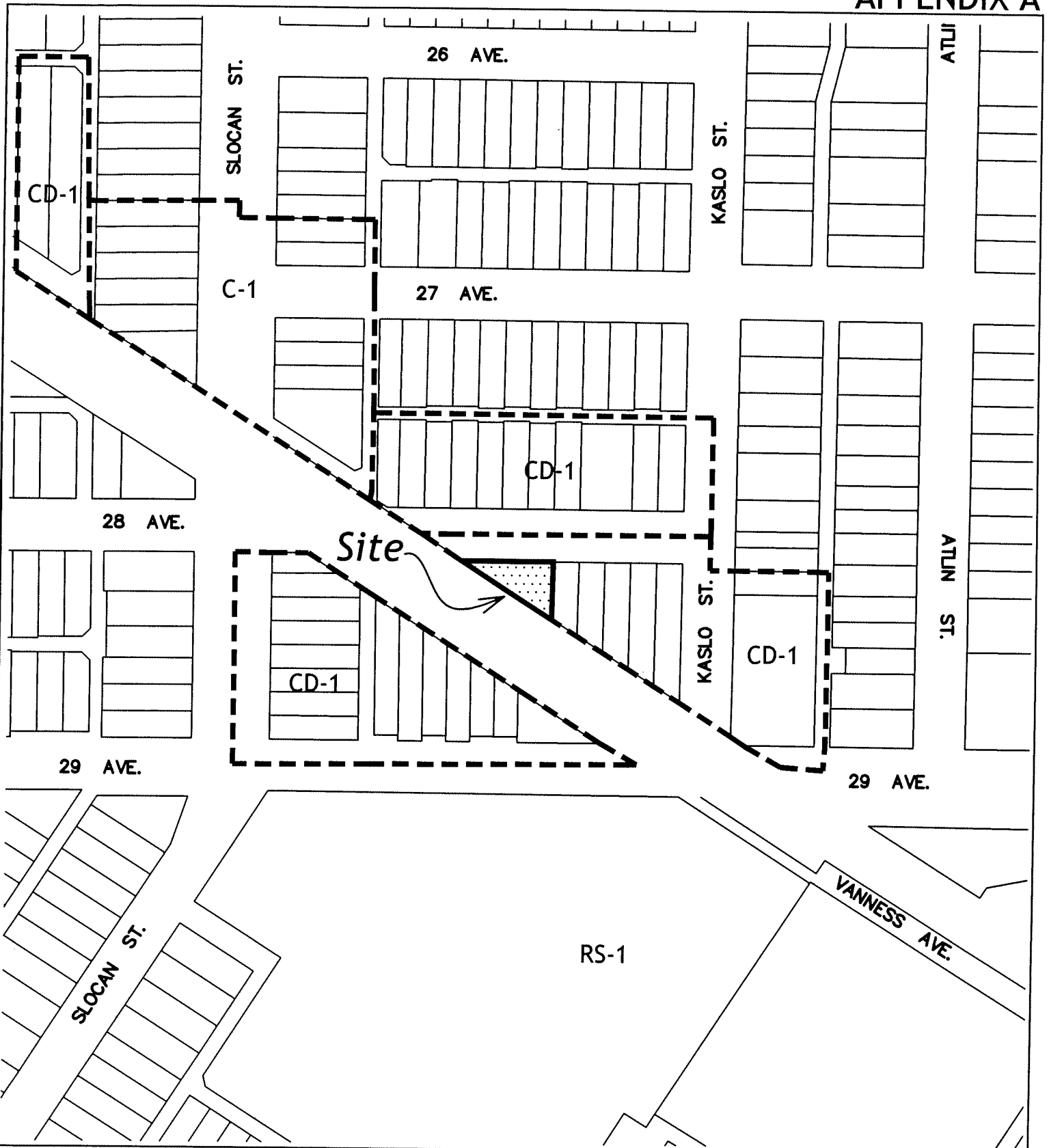
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE410120, 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: 2750 E 28th Ave, DE410120

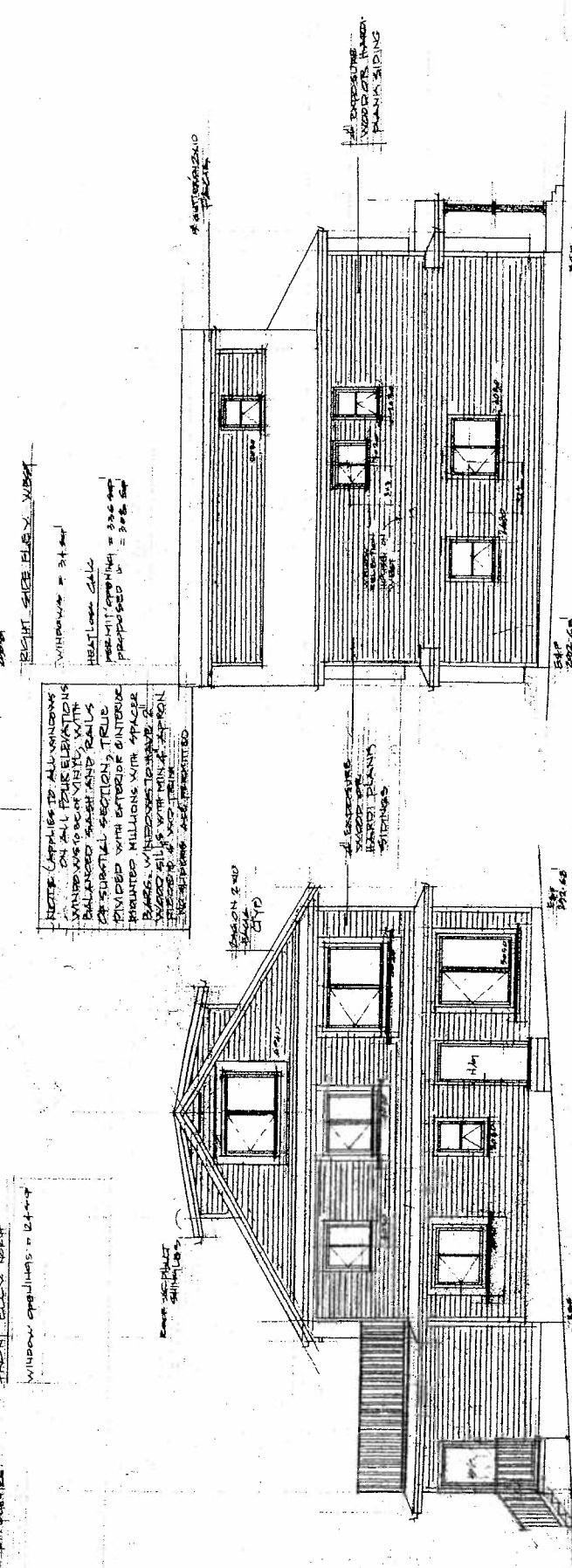
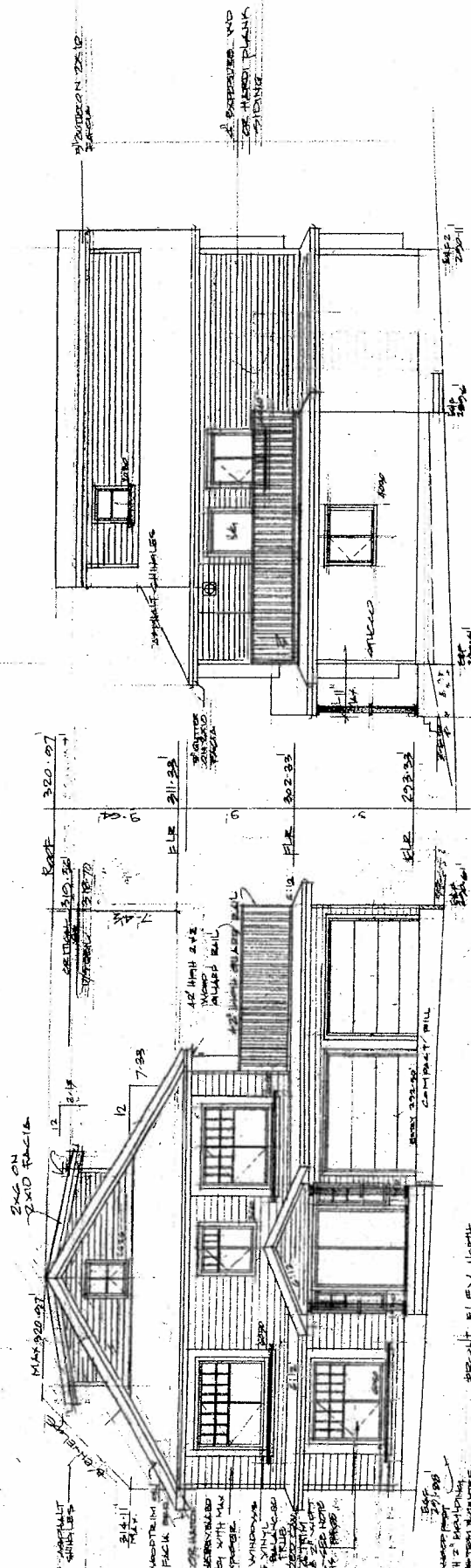
Date: 2006 June 29

City of Vancouver Planning Department

Drawn: TM

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| 2750 E. 28TH |
| FOR CHARAI |
| PH-604-43816 |
| PALAD DESIG |
| SIDNEY ST. V |
| PH-604-43164 |



NOTE: APPLIES TO ALL WINDOWS ON ALL FOUR ELEVATIONS UNLESS NOTED OTHERWISE. BALANCED BRASS AND RAILS ON SUBTLE SECTIONS, TRUS DIVIDED WITH EXTENSIVE INTERIOR BRASS. WINDERS TO HAVE 2\"/>

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