



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: June 30, 2006
Author: S. Hearn
Phone No.: 604.871.6476
RTS No.: 06094
VanRIMS No.: 11-3500-10
Meeting Date: July 18, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 2765 East 29th Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as Slocan Street and East 29th Avenue (2765 East 29th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE410166, prepared by Fuho Design Limited and stamped "Received, Community Services Group, Development Services, May 11, 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 February 11, 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 No. 6316 was enacted on March 22, 1988. Companion Guidelines (East 29th Avenue Station Area) were also adopted by Council on the same day.

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 north side of East 29th Avenue with Slocan Street to the west and Kaslo Street to the east. 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 DE410166. 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 two-storey one-family dwelling, with a detached accessory building (one-car parking garage) at the rear, having vehicular access from the lane. 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 the intent of the CD-1 By-law is being met.

The Companion Guidelines were intended to be used in conjunction with the 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'.

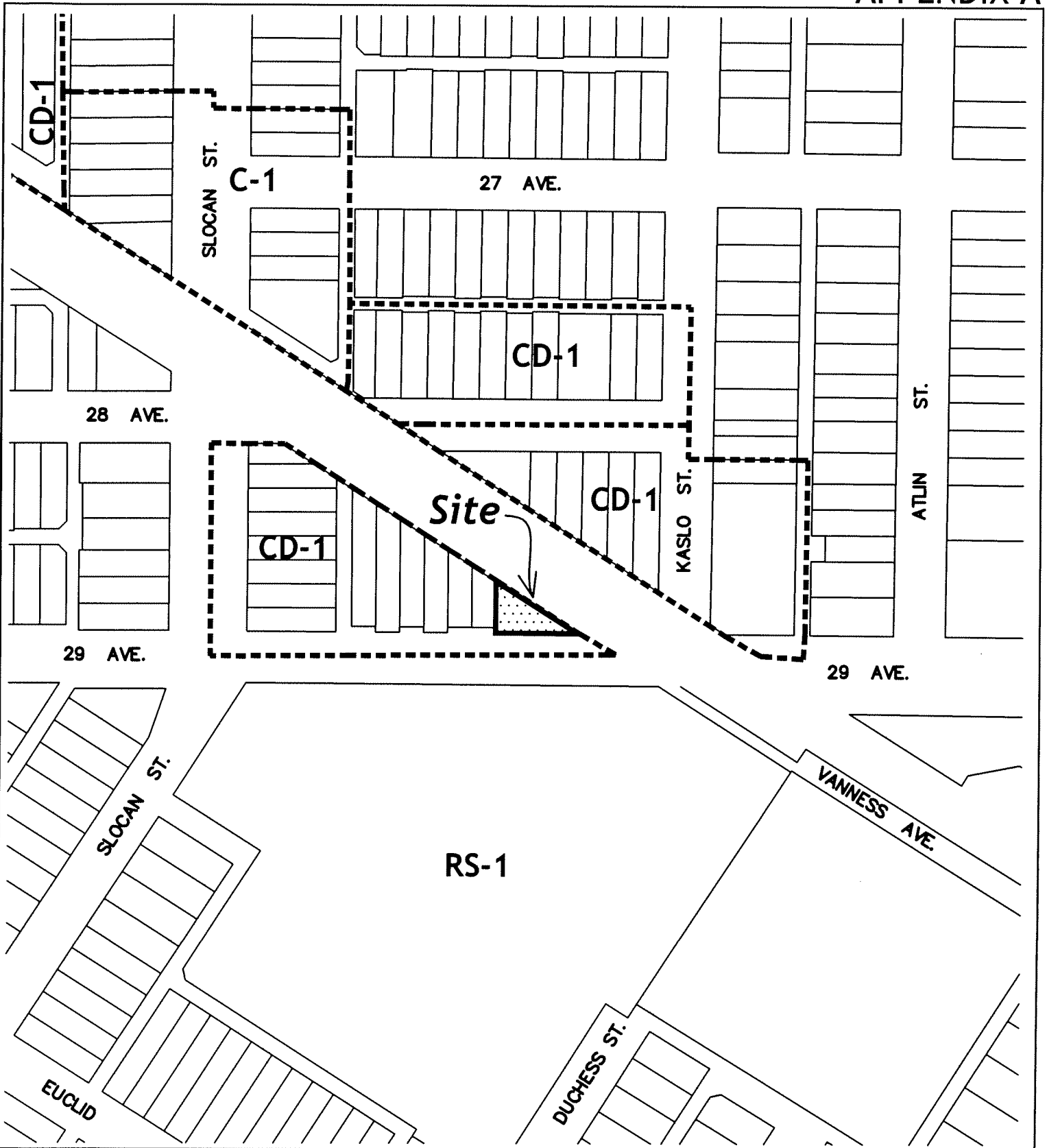
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE410166, 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.

* * * * *



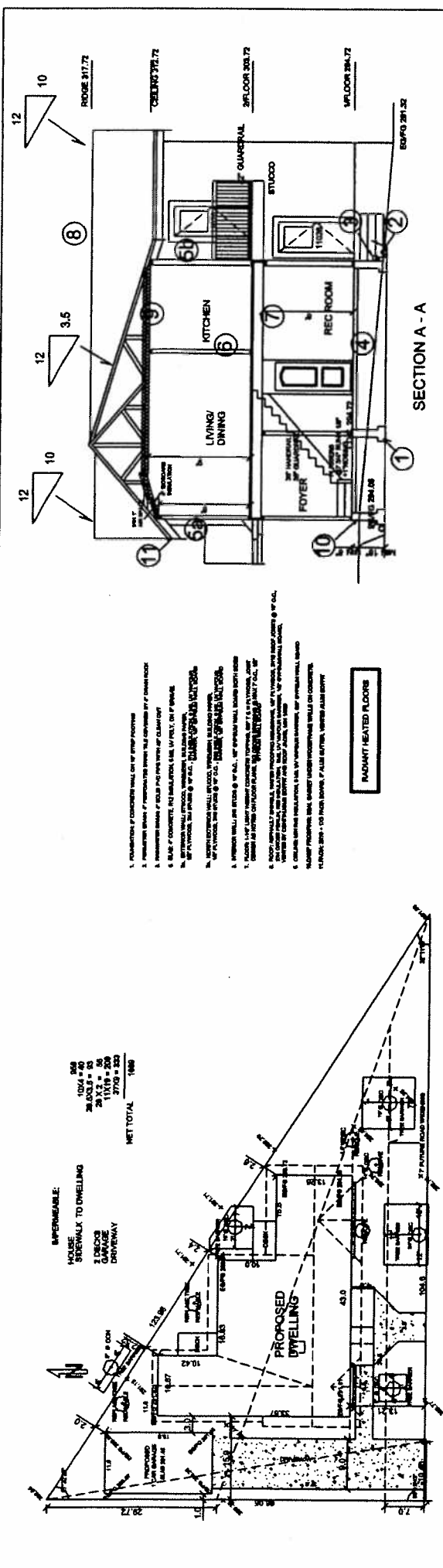
Scale 1:2,000



----- Zoning Boundary

Site: 2765 E 29th Avenue, DE 410166
City of Vancouver Planning Department

Date: 2006 June 12
Drawn: TM
Scale: 1:2000



IMPERMEABLE:
HOUSE
SIDEWALK TO DWELLING
DRIVEWAY

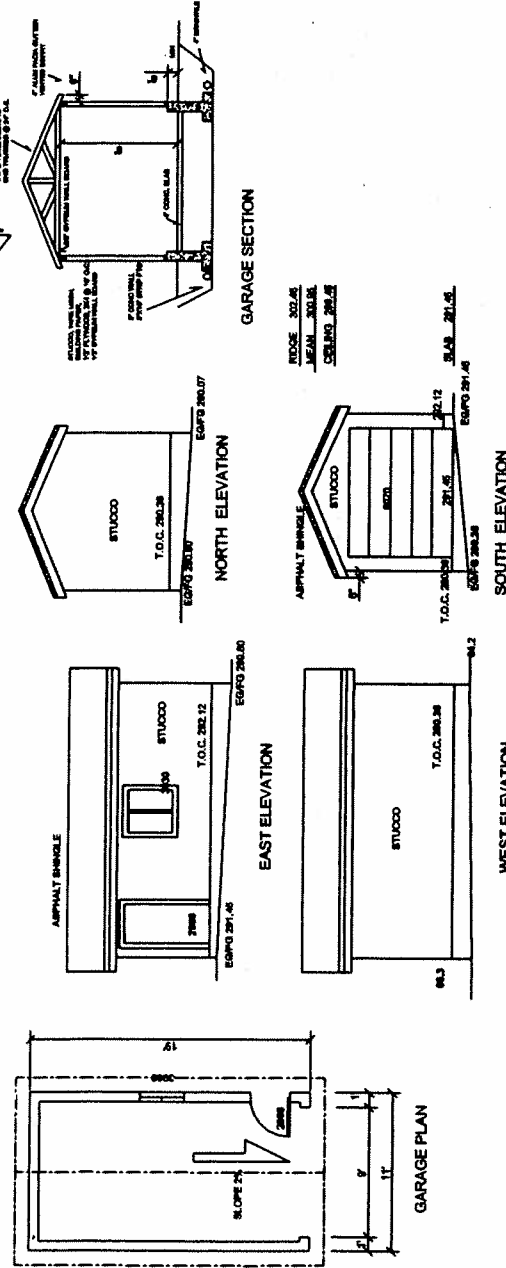
PERMEABLE:
GARAGE
DRIVEWAY

NO.	1004	= 240
NO.	1005	= 30
NO.	1006	= 30
NO.	1007	= 30
NO.	1008	= 30
NO.	1009	= 30
NO.	1010	= 30
NO.	1011	= 30
NO.	1012	= 30
NO.	1013	= 30
NO.	1014	= 30
NO.	1015	= 30
NO.	1016	= 30
NO.	1017	= 30
NO.	1018	= 30
NO.	1019	= 30
NO.	1020	= 30
NO.	1021	= 30
NO.	1022	= 30
NO.	1023	= 30
NO.	1024	= 30
NO.	1025	= 30
NO.	1026	= 30
NO.	1027	= 30
NO.	1028	= 30
NO.	1029	= 30
NO.	1030	= 30
NO.	1031	= 30
NO.	1032	= 30
NO.	1033	= 30
NO.	1034	= 30
NO.	1035	= 30
NO.	1036	= 30
NO.	1037	= 30
NO.	1038	= 30
NO.	1039	= 30
NO.	1040	= 30
NO.	1041	= 30
NO.	1042	= 30
NO.	1043	= 30
NO.	1044	= 30
NO.	1045	= 30
NO.	1046	= 30
NO.	1047	= 30
NO.	1048	= 30
NO.	1049	= 30
NO.	1050	= 30
NO.	1051	= 30
NO.	1052	= 30
NO.	1053	= 30
NO.	1054	= 30
NO.	1055	= 30
NO.	1056	= 30
NO.	1057	= 30
NO.	1058	= 30
NO.	1059	= 30
NO.	1060	= 30
NO.	1061	= 30
NO.	1062	= 30
NO.	1063	= 30
NO.	1064	= 30
NO.	1065	= 30
NO.	1066	= 30
NO.	1067	= 30
NO.	1068	= 30
NO.	1069	= 30
NO.	1070	= 30
NO.	1071	= 30
NO.	1072	= 30
NO.	1073	= 30
NO.	1074	= 30
NO.	1075	= 30
NO.	1076	= 30
NO.	1077	= 30
NO.	1078	= 30
NO.	1079	= 30
NO.	1080	= 30
NO.	1081	= 30
NO.	1082	= 30
NO.	1083	= 30
NO.	1084	= 30
NO.	1085	= 30
NO.	1086	= 30
NO.	1087	= 30
NO.	1088	= 30
NO.	1089	= 30
NO.	1090	= 30
NO.	1091	= 30
NO.	1092	= 30
NO.	1093	= 30
NO.	1094	= 30
NO.	1095	= 30
NO.	1096	= 30
NO.	1097	= 30
NO.	1098	= 30
NO.	1099	= 30
NO.	1100	= 30
NO.	1101	= 30
NO.	1102	= 30
NO.	1103	= 30
NO.	1104	= 30
NO.	1105	= 30
NO.	1106	= 30
NO.	1107	= 30
NO.	1108	= 30
NO.	1109	= 30
NO.	1110	= 30
NO.	1111	= 30
NO.	1112	= 30
NO.	1113	= 30
NO.	1114	= 30
NO.	1115	= 30
NO.	1116	= 30
NO.	1117	= 30
NO.	1118	= 30
NO.	1119	= 30
NO.	1120	= 30
NO.	1121	= 30
NO.	1122	= 30
NO.	1123	= 30
NO.	1124	= 30
NO.	1125	= 30
NO.	1126	= 30
NO.	1127	= 30
NO.	1128	= 30
NO.	1129	= 30
NO.	1130	= 30
NO.	1131	= 30
NO.	1132	= 30
NO.	1133	= 30
NO.	1134	= 30
NO.	1135	= 30
NO.	1136	= 30
NO.	1137	= 30
NO.	1138	= 30
NO.	1139	= 30
NO.	1140	= 30
NO.	1141	= 30
NO.	1142	= 30
NO.	1143	= 30
NO.	1144	= 30
NO.	1145	= 30
NO.	1146	= 30
NO.	1147	= 30
NO.	1148	= 30
NO.	1149	= 30
NO.	1150	= 30
NO.	1151	= 30
NO.	1152	= 30
NO.	1153	= 30
NO.	1154	= 30
NO.	1155	= 30
NO.	1156	= 30
NO.	1157	= 30
NO.	1158	= 30
NO.	1159	= 30
NO.	1160	= 30
NO.	1161	= 30
NO.	1162	= 30
NO.	1163	= 30
NO.	1164	= 30
NO.	1165	= 30
NO.	1166	= 30
NO.	1167	= 30
NO.	1168	= 30
NO.	1169	= 30
NO.	1170	= 30
NO.	1171	= 30
NO.	1172	= 30
NO.	1173	= 30
NO.	1174	= 30
NO.	1175	= 30
NO.	1176	= 30
NO.	1177	= 30
NO.	1178	= 30
NO.	1179	= 30
NO.	1180	= 30
NO.	1181	= 30
NO.	1182	= 30
NO.	1183	= 30
NO.	1184	= 30
NO.	1185	= 30
NO.	1186	= 30
NO.	1187	= 30
NO.	1188	= 30
NO.	1189	= 30
NO.	1190	= 30
NO.	1191	= 30
NO.	1192	= 30
NO.	1193	= 30
NO.	1194	= 30
NO.	1195	= 30
NO.	1196	= 30
NO.	1197	= 30
NO.	1198	= 30
NO.	1199	= 30
NO.	1200	= 30

1. FOUNDATION OF CONCRETE WALLS OR OF BRICK PIERING
2. FOUNDATION OF CONCRETE WALLS OR OF BRICK PIERING
3. FOUNDATION OF CONCRETE WALLS OR OF BRICK PIERING
4. FOUNDATION OF CONCRETE WALLS OR OF BRICK PIERING
5. FOUNDATION OF CONCRETE WALLS OR OF BRICK PIERING
6. FOUNDATION OF CONCRETE WALLS OR OF BRICK PIERING
7. FOUNDATION OF CONCRETE WALLS OR OF BRICK PIERING
8. FOUNDATION OF CONCRETE WALLS OR OF BRICK PIERING
9. FOUNDATION OF CONCRETE WALLS OR OF BRICK PIERING
10. FOUNDATION OF CONCRETE WALLS OR OF BRICK PIERING
11. FOUNDATION OF CONCRETE WALLS OR OF BRICK PIERING
12. FOUNDATION OF CONCRETE WALLS OR OF BRICK PIERING

RADIANT HEATED FLOORS

2765 EAST 28TH AVENUE
SITE PLAN SCALE: 1/8" = 1'-0"



PERMIT	PROPOSE
2074.0	1827.64
1854.7	1144.85
2973.0	1488.00
287.3	251.00
644.72	250.00

PROJ: 2765 EAST 28TH AVENUE (DC-1) LOT 15 BLK 8 BE
SITE PLAN & GARAGE 1/8" = 1'-0" INC
NO. 1887-1
FUHO Design
FUHO DESIGN LTD.

SCALE: 1/8" = 1'-0"

