



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: October 30, 2006
Author: S. Hearn
Phone No.: 604.871.6476
RTS No.: 06370
VanRIMS No.: 11-3500-10
Meeting Date: November 14, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 3654 and 3668 Wellington Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 5003 - 5399 Boundary Road (3654 Wellington Avenue and 3668 Wellington Avenue being the application addresses) be approved generally as illustrated in the Development Application Numbers DE410014 and DE410013, prepared by LPC Services and stamped "Received, Community Service Group, Development Services, October 13, 2006, provided that the Director of Planning may 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 June 20, 1989, 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. 6528 was enacted on July 25, 1989. Companion Guidelines (Joyce Station Guidelines for CD-1 By-law No. 6528 (Vanness Avenue North, Rae Avenue and 5000 - 5300 Blocks Boundary Road) were also adopted by Council that same day.

At a public Hearing on September 12, 1995, City Council approved an amendment eliminating terraces, patios and balconies from being required to conform to residential acoustical requirements. Amending By-law No. 7515 was enacted on January 11, 1996.

At a Public Hearing on February 24, 2000, a further amendment was approved by City Council allowing floor space exclusions to provide construction incentives to control building leaks. On March 14, 2000, amending By-law No. 8169 was enacted.

The sites are located on the south side of Wellington Avenue, a half block west of Boundary Road and one block North of Vanness Avenue. 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 Numbers DE410014 and DE410013. These approvals were 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 issuances.

DISCUSSION

Both proposals involve construction of two-storey one-family dwelling with a detached garage. 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.

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

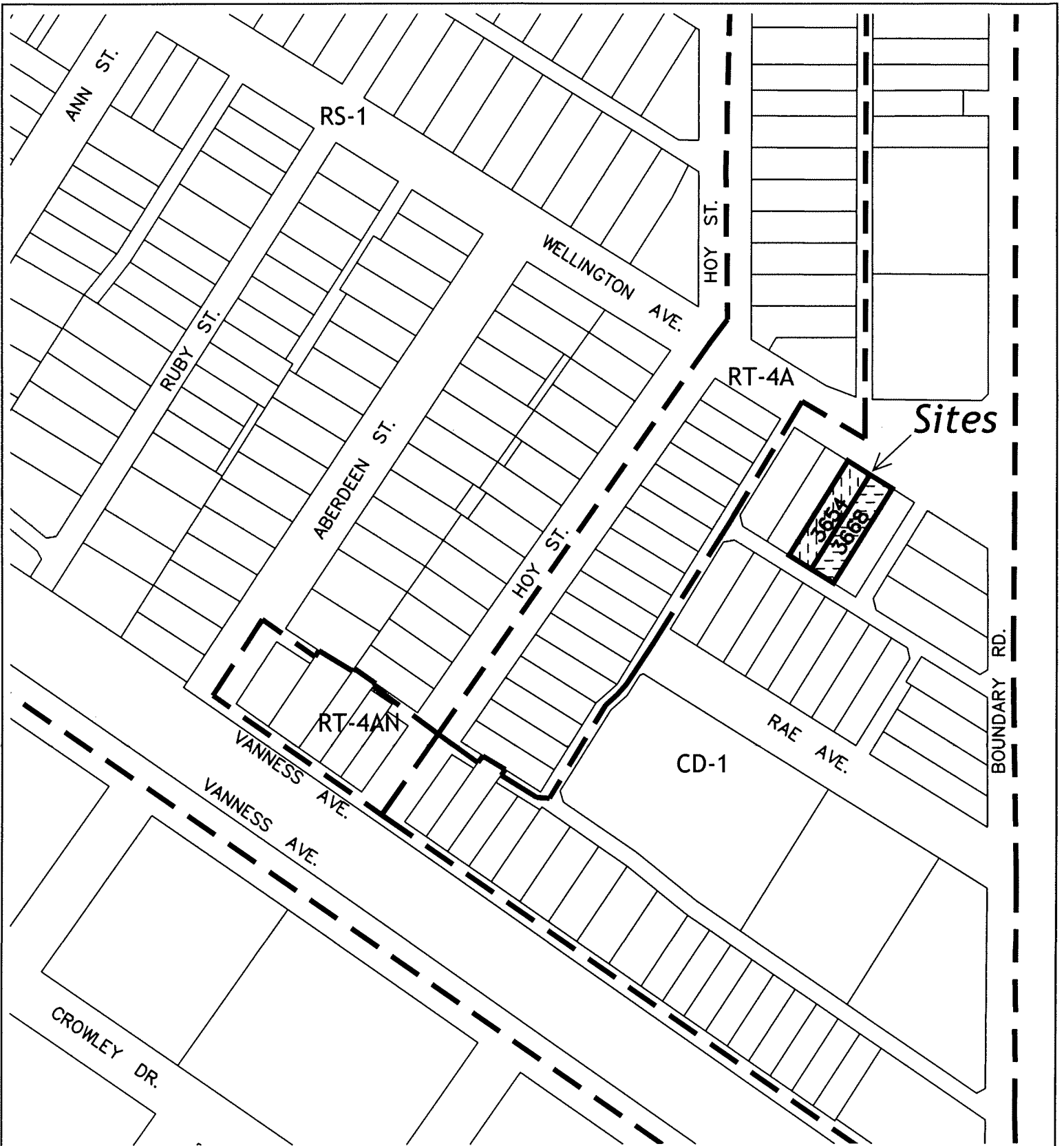
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Numbers DE410014 and DE410013, subject to various conditions to be met prior to the issuance of the development permits. One of these conditions is that the form of development first be approved by Council.

* * * *

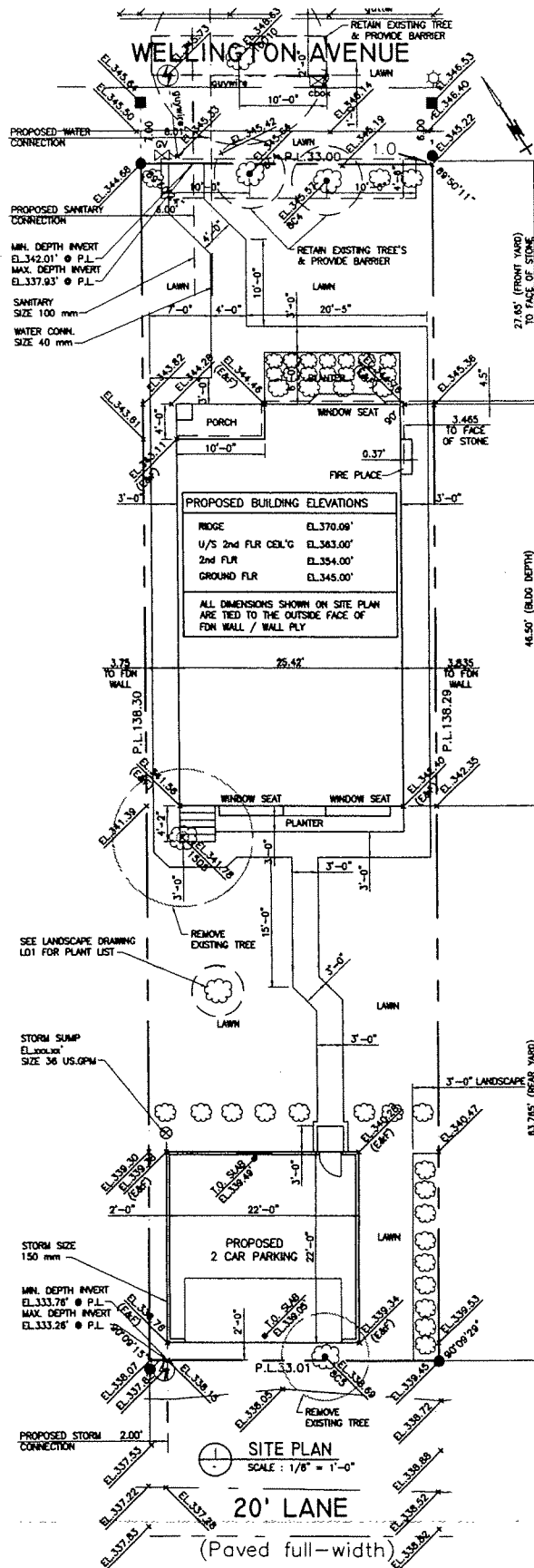


--- Zoning Boundary



Sites: 3654 Wellington Ave - DE410014
3668 Wellington Ave - DE410013
City of Vancouver Planning Department

Date: 2006 March 10
Drawn: TM
Scale: 1:2000



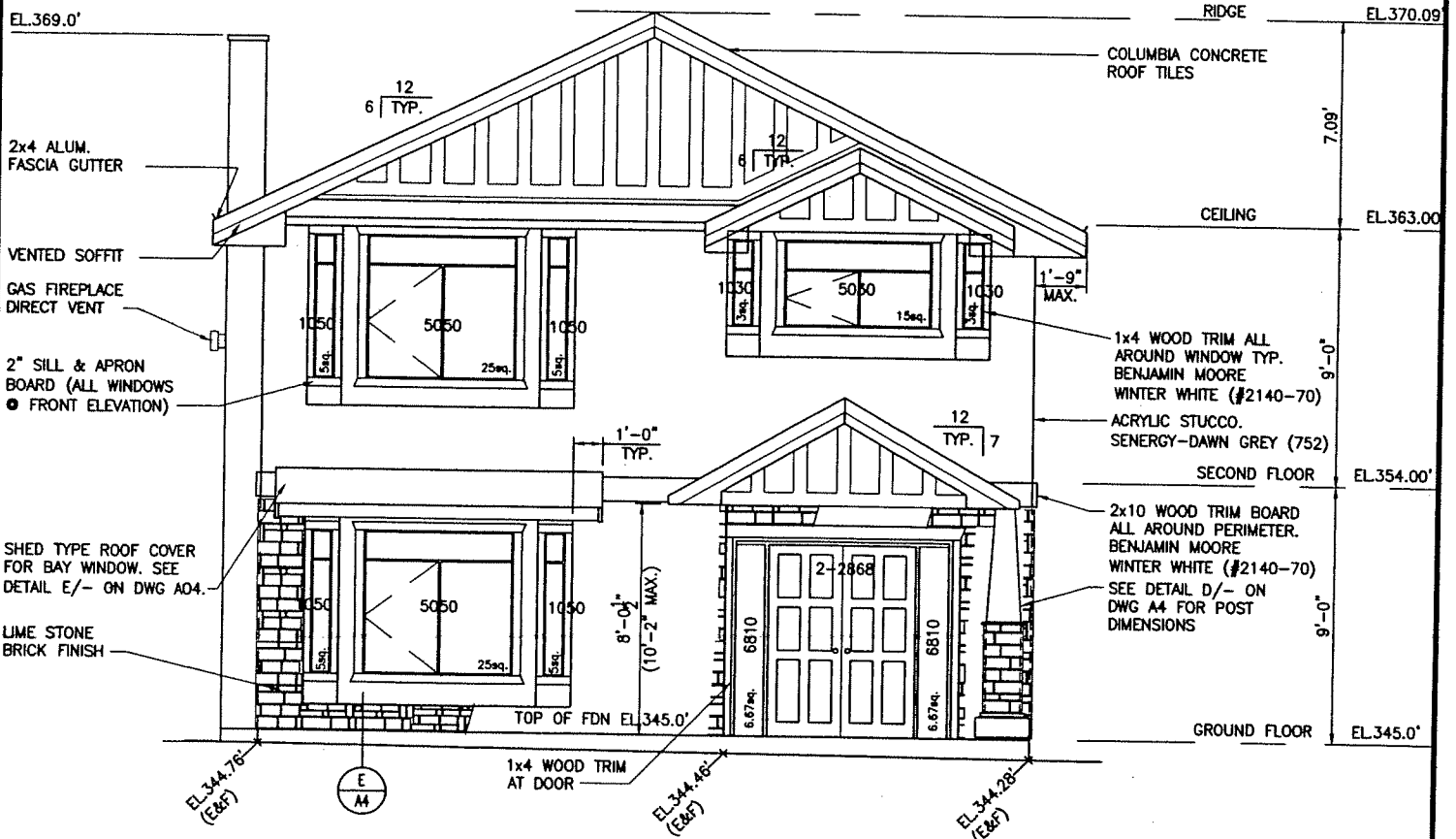
SKETCH DWG.
A-01.1



6311 124TH STREET,
SURREY, B.C. V3X-2C7
TEL: 604-780-8374
EMAIL: LAKPAN@TELUS.NET

New Residence @
3654 Wellington Avenue
Vancouver, B.C.
For Canwest Development Ltd.

REFERENCE DWG
A-01



NORTH (FRONT) ELEVATION
 SCALE : 1/4" = 1'-0"
 WINDOW AREA = 104.34 s.f.

SKETCH DWG:
A-03.1

LAK
SERVICES

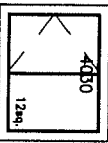
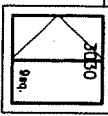
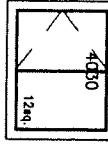
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REFERENCE DWG
A-03

EL.342.40'
(E&F)

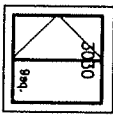
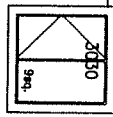
2x10 WOOD TRIM BOARD
ALL AROUND PERIMETER.
BENJAMIN MOORE
WINTER WHITE (#2140-70)



ACRYLIC STUCCO.
SENERGY-
DAWN GREY (752)

SAFETY GLASS ALL WINDOWS THIS SIDE

COLUMBIA CONCRETE
ROOF TILES



ACRYLIC STUCCO.
SENERGY-
DAWN GREY (752)

TOP OF FDN EL.345.0'

2

EAST (SIDE) ELEVATION

SCALE : 1/4" = 1'-0"
WINDOW AREA = 51.0 s.f.

EL.344.76'
4'-0" (E&F)

LIME STONE
BRICK FINISH

SKETCH DWG.
A-03.2

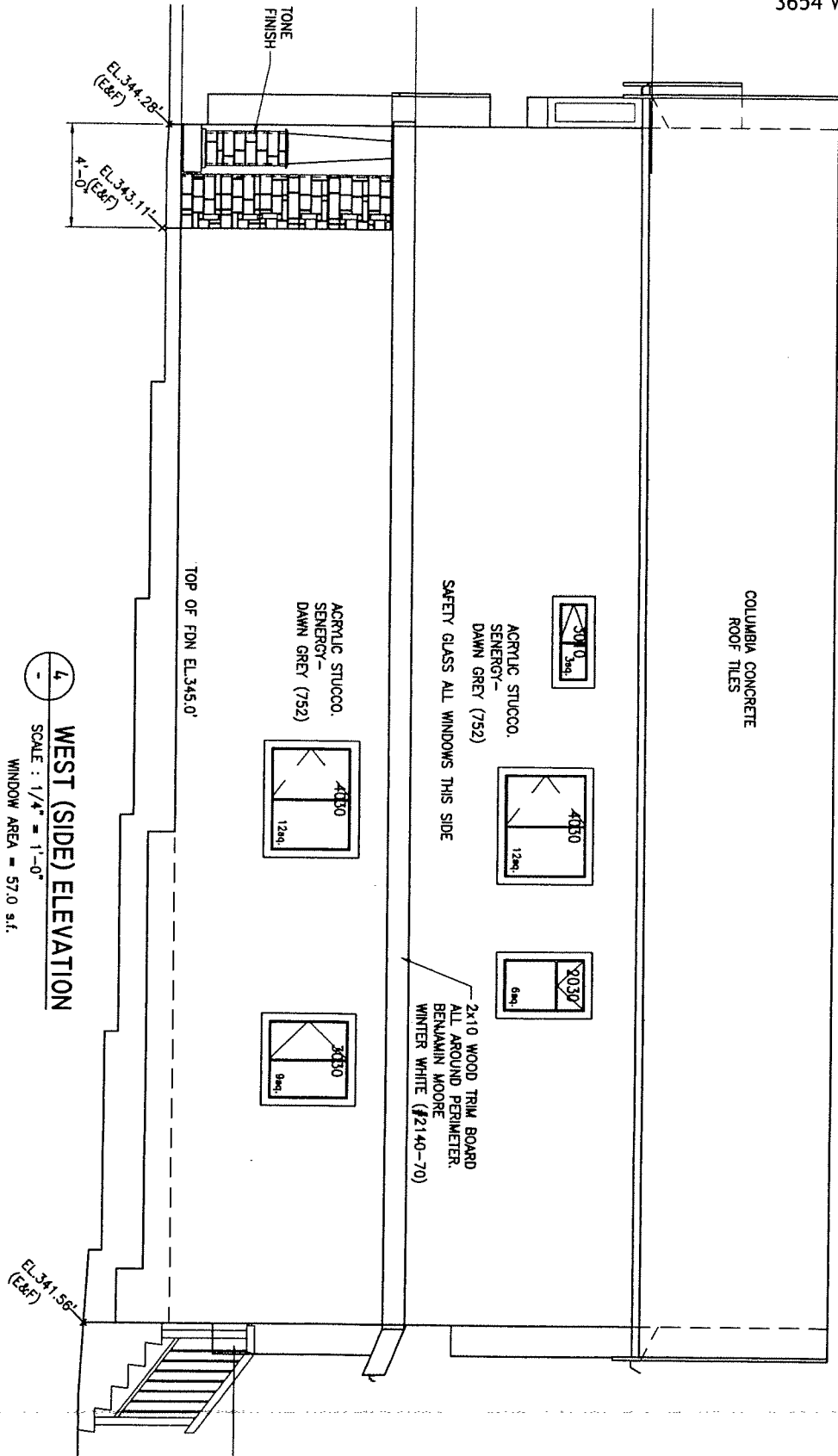
REFERENCE DWG
A-03



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4
 WEST (SIDE) ELEVATION
 SCALE : 1/4" = 1'-0"
 WINDOW AREA = 57.0 s.f.

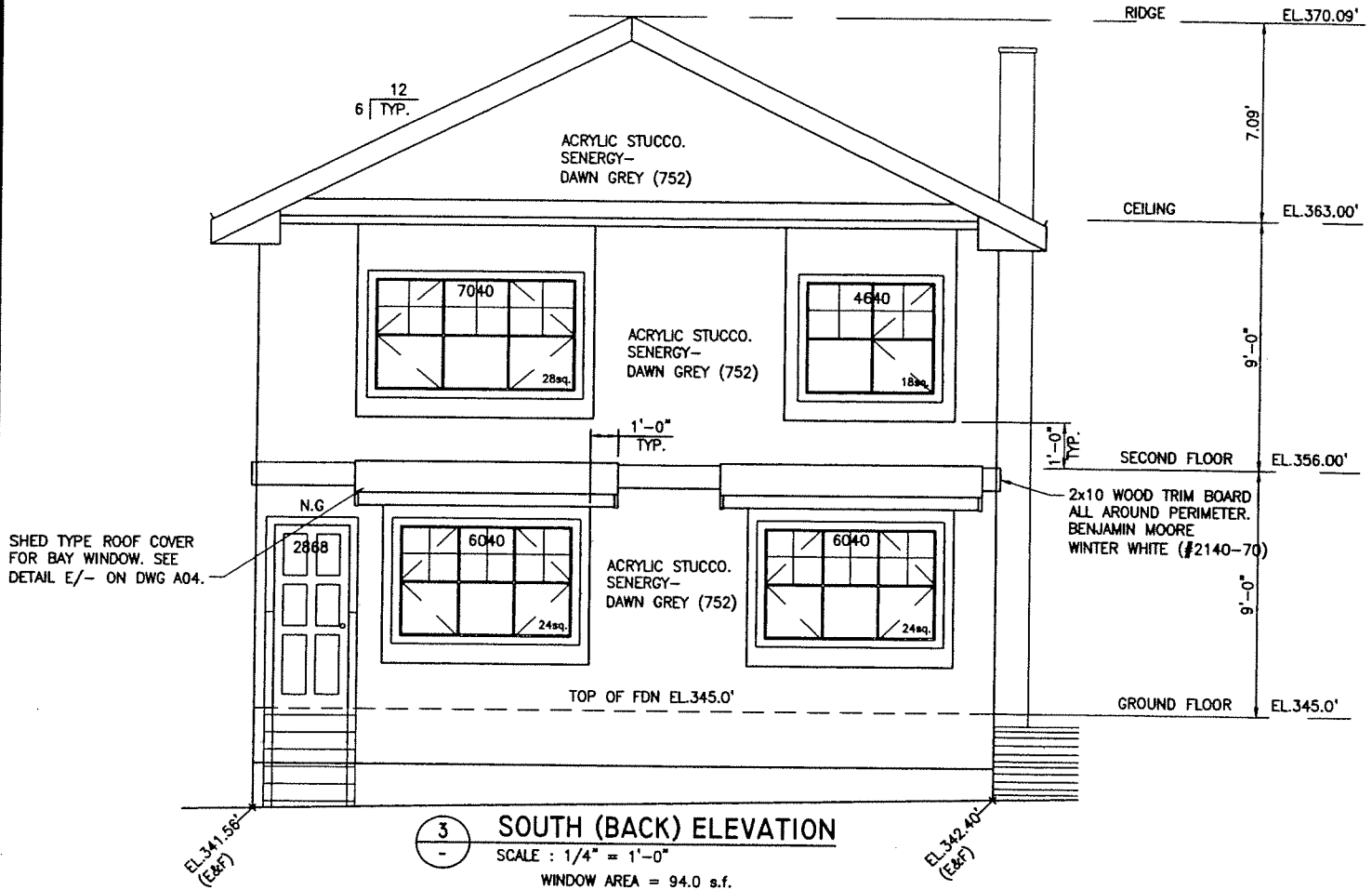
SKETCH DWG.
 A-03.3



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REFERENCE DWG
 A-03



SKETCH DWG.
A-03.4

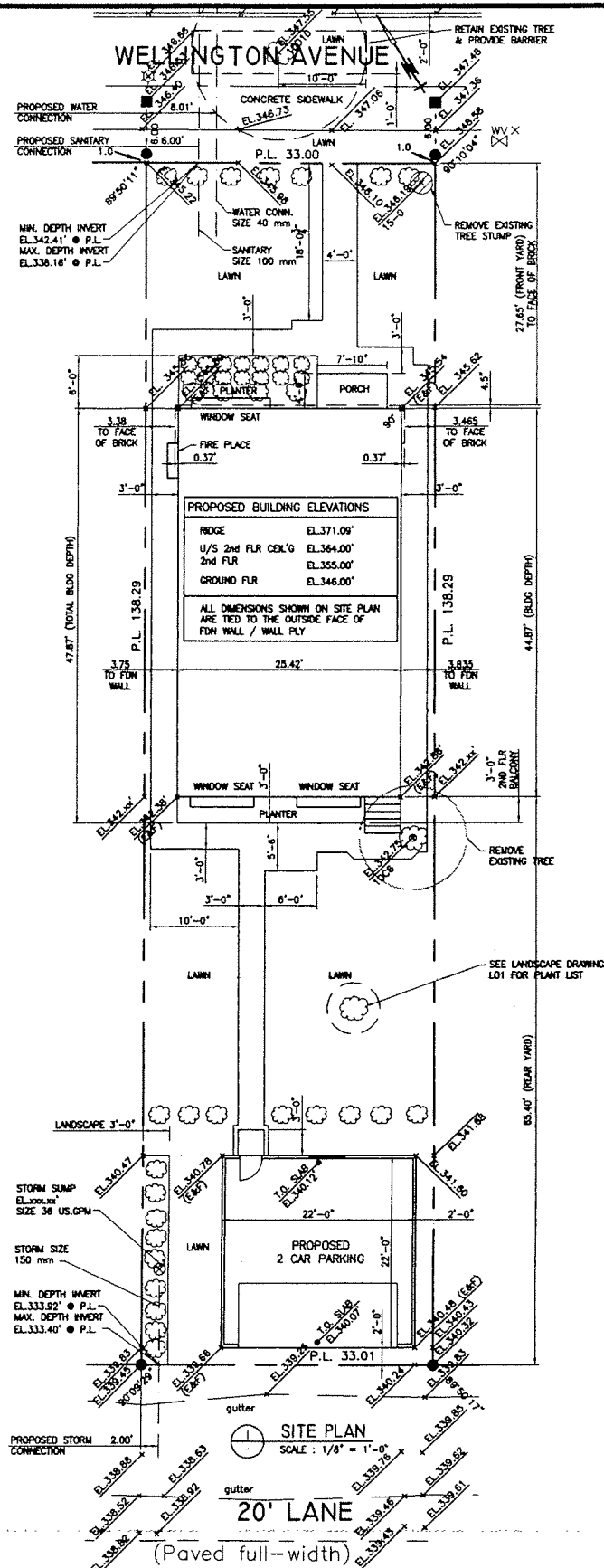


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Vancouver, B.C.

REFERENCE DWG
A-03

For Canwest Development Ltd.



SKETCH DWG.
A-01.1

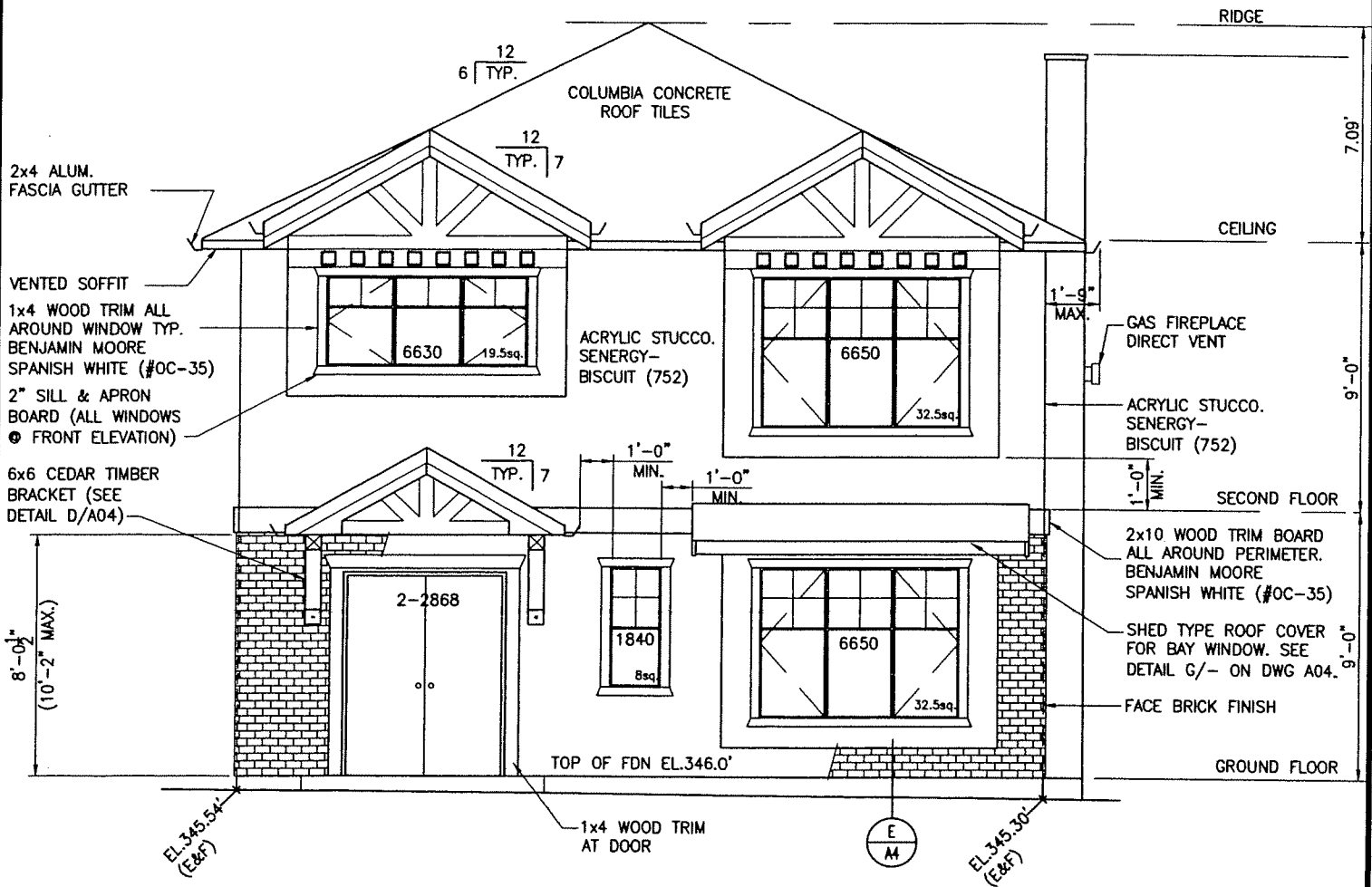


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REFERENCE DWG
A-01



NORTH (FRONT) ELEVATION
 SCALE : 1/4" = 1'-0"
 WINDOW AREA = 92.50 s.f.

SKETCH DWG.
A-03.1

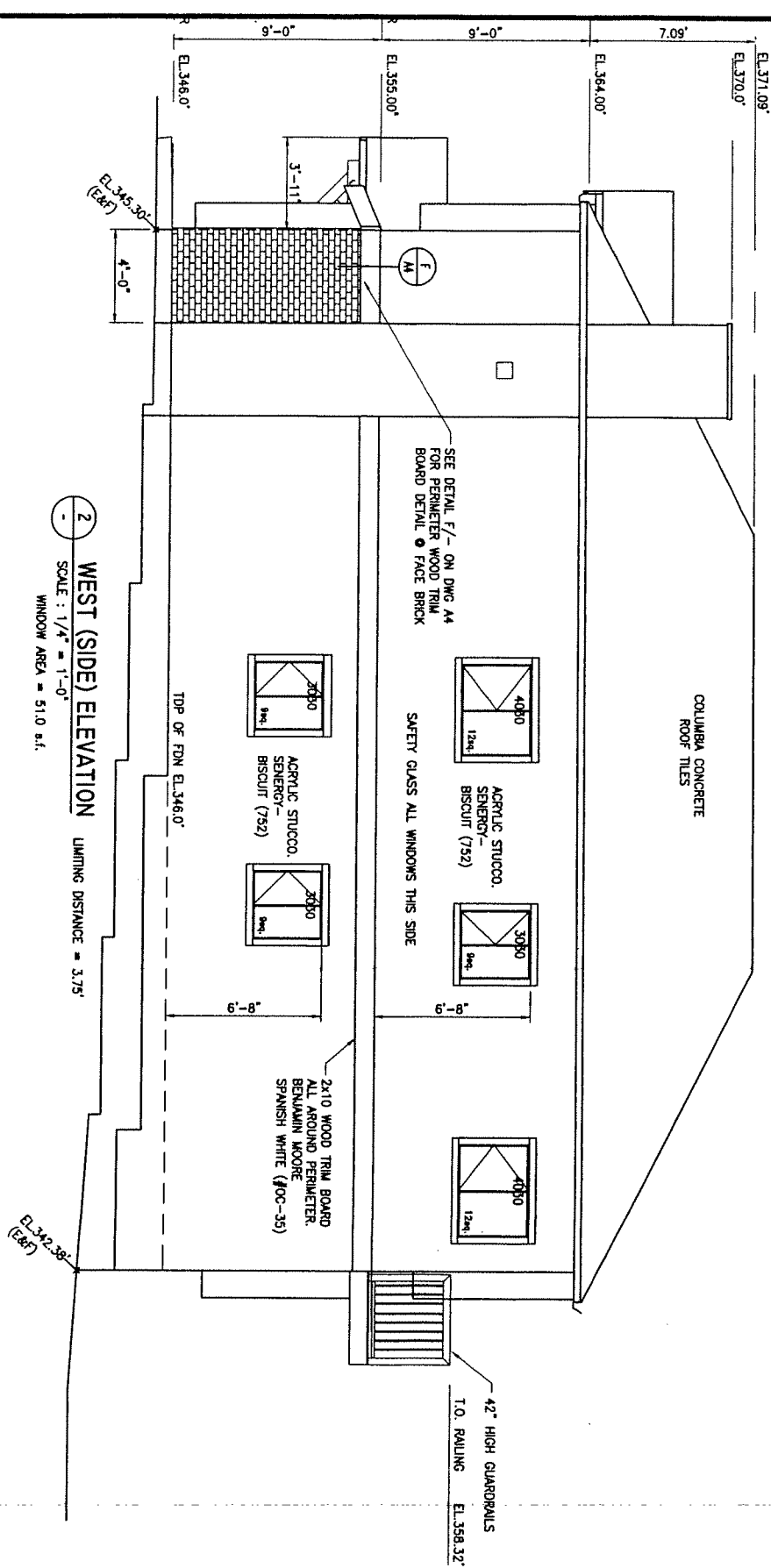


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REFERENCE DWG
A-03

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2
 WEST (SIDE) ELEVATION
 SCALE : 1/4" = 1'-0"
 WINDOW AREA = 51.0 s.f.
 LIMITING DISTANCE = 3.75'

SKETCH DWG.
 A-03.2

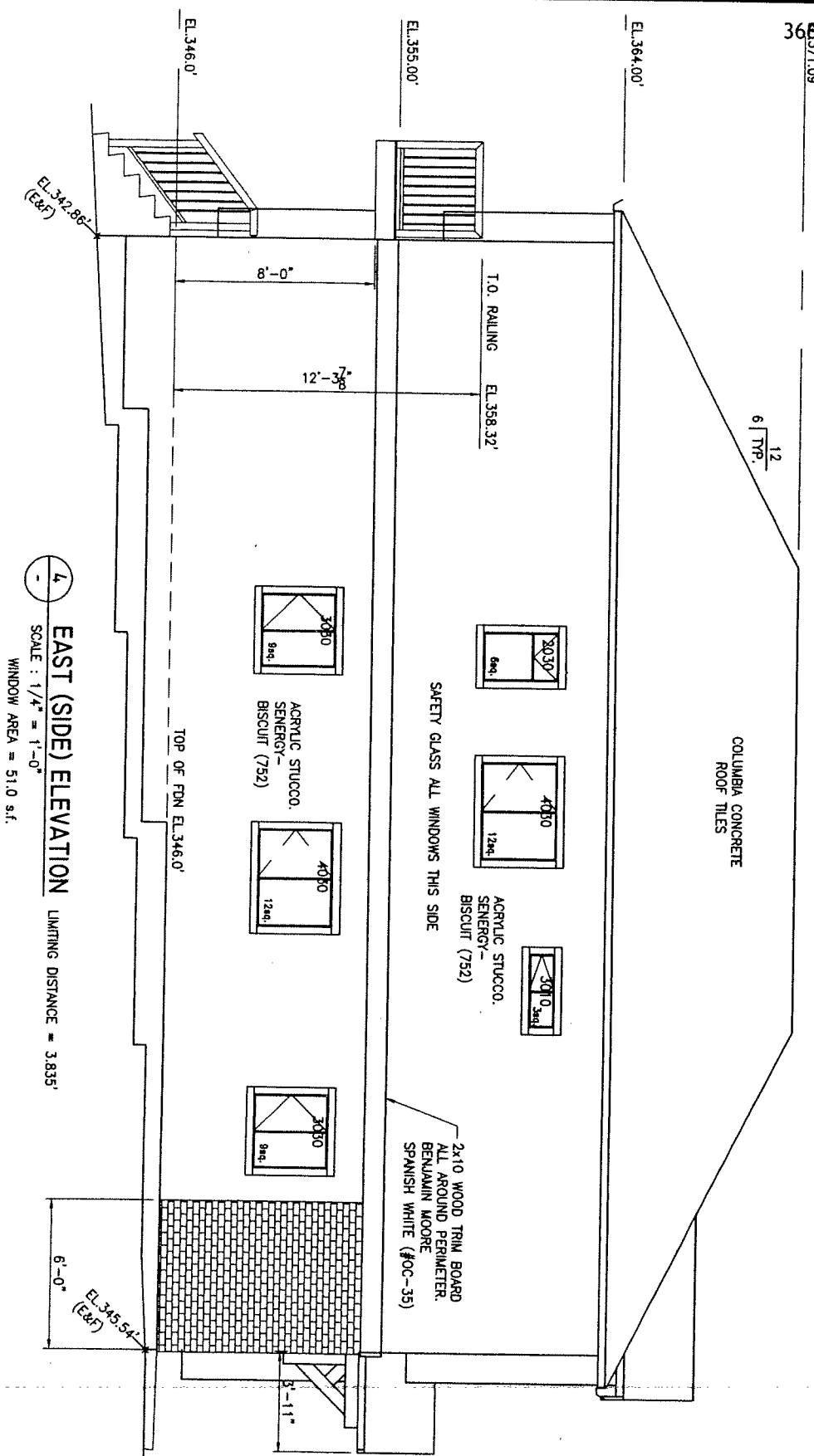
REFERENCE DWG
 A-03



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4 EAST (SIDE) ELEVATION
 SCALE : 1/4" = 1'-0"
 WINDOW AREA = 51.0 s.f.
 LIGHTING DISTANCE = 3.835'

SKETCH DWG.
 A-03.3

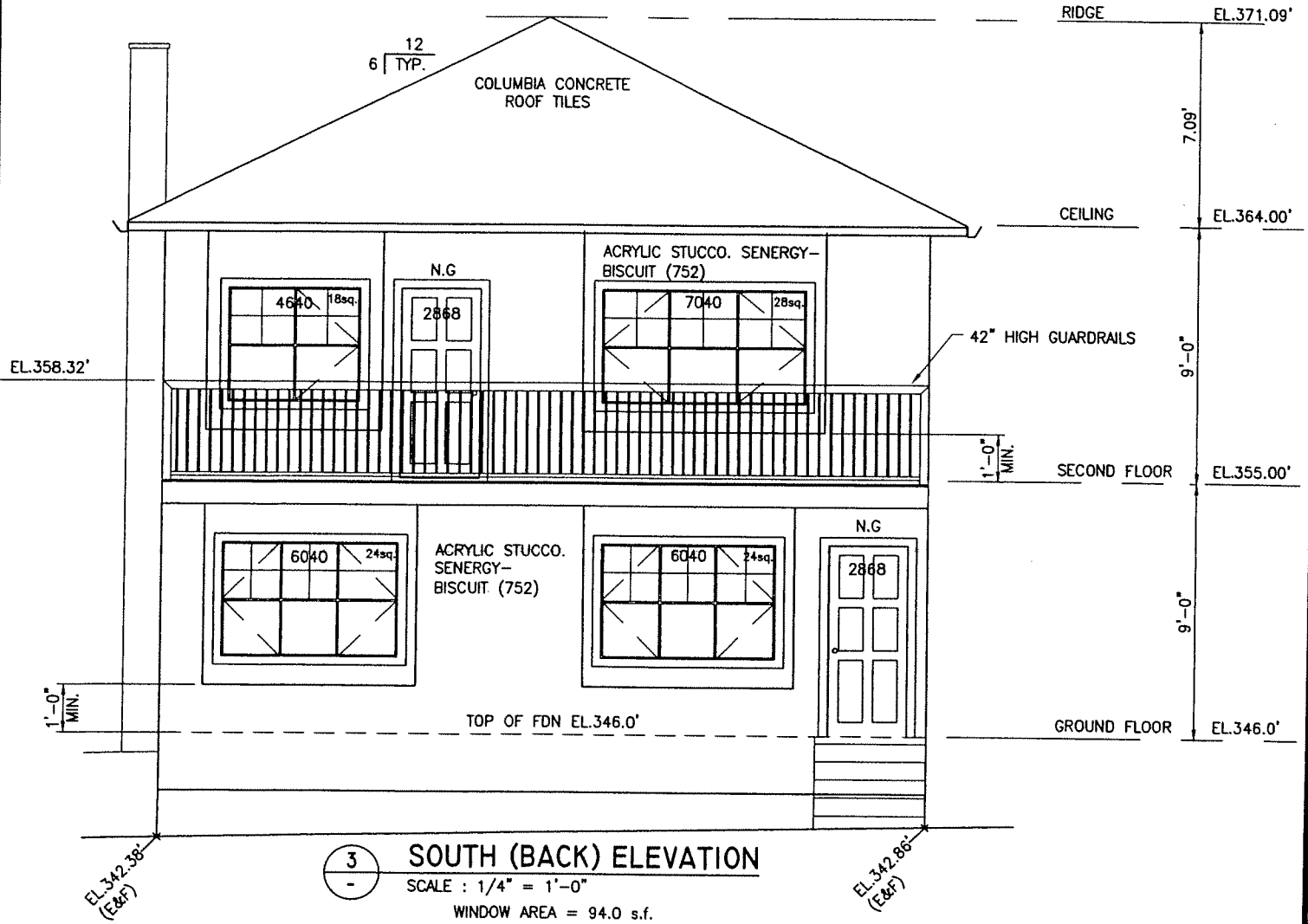
REFERENCE DWG
 A-03



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