



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: November 28, 2006
Author: S. Hearn
Phone No.: 604.871.6476
RTS No.: 06427
VanRIMS No.: 11-3500-10
Meeting Date: December 12, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 3116 Kings Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as Kings Avenue and Rupert Street (3116 Kings Avenue being the application address) be approved generally as illustrated in the Development Application Number DE410389, prepared by Matthew Cheng Architect Inc. and stamped "Received, Community Service Group, Development Services, October 12, 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 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 (29th 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 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 DE410389. 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 three-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'.

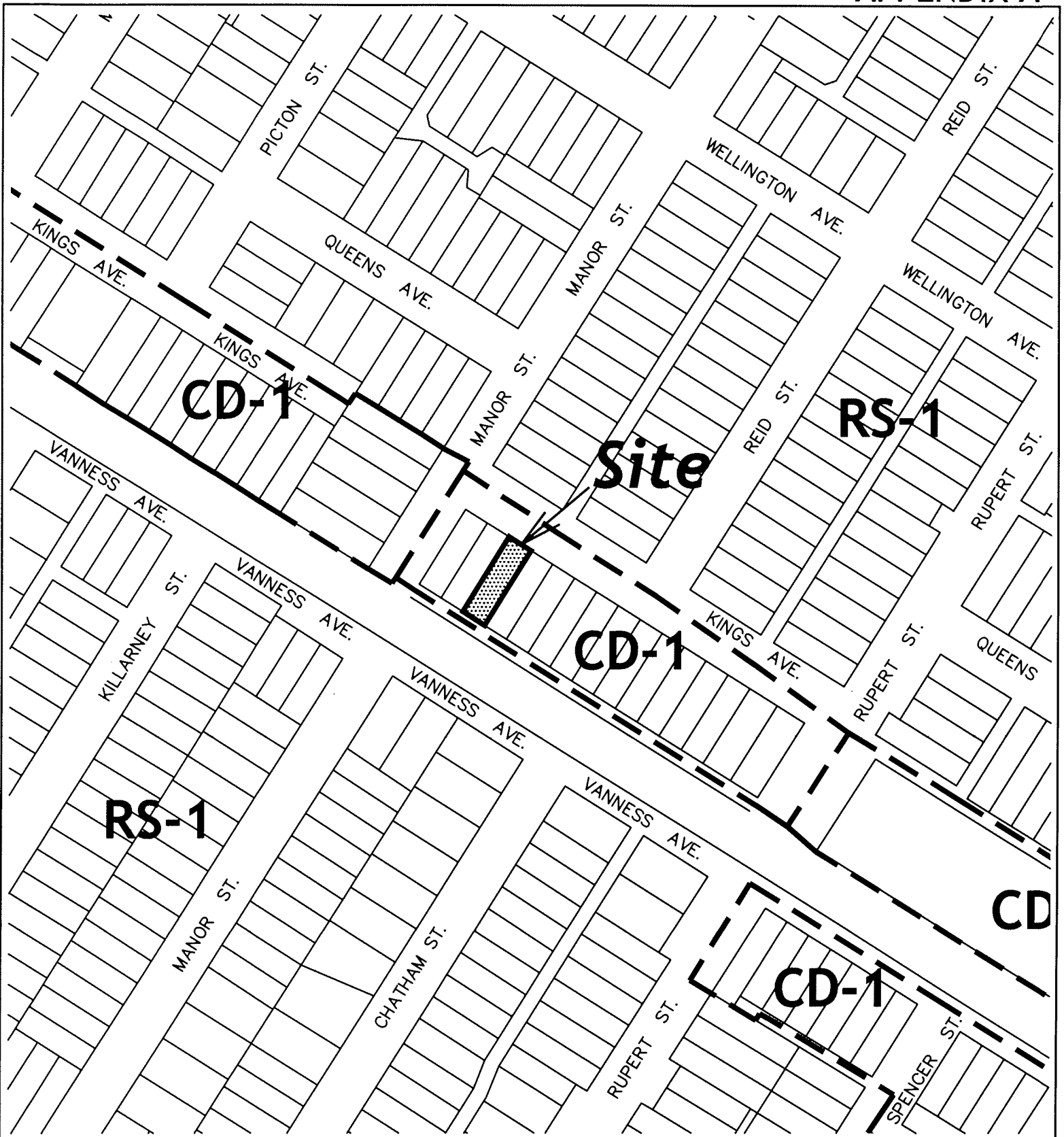
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE410389, 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.

* * * *



----- ZONING BOUNDARY

Site: 3116 Kings Avenue, DE410389

City of Vancouver Planning Department

Date: 2006 November 28

Drawn: TM

Scale: 1:2000





**MATTHEW CHENG
ARCHITECT INC.**

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No.	Date	Revision
a.	FEB 2 '06	FOR REVISION
b.	OCT 8 '06	FOR PROCTO

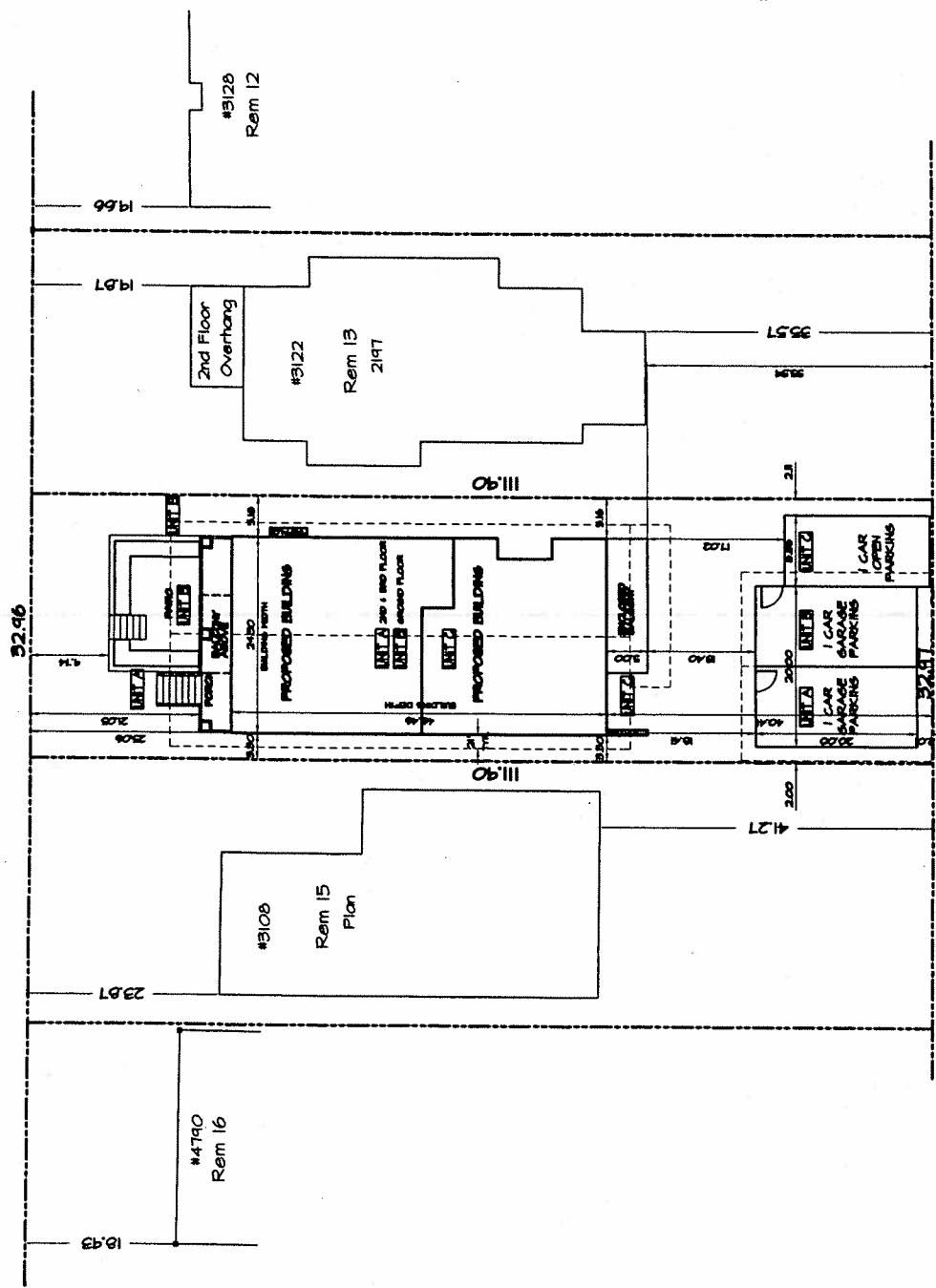
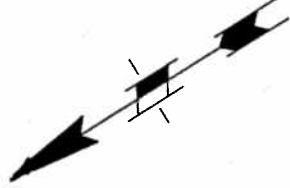
Comments

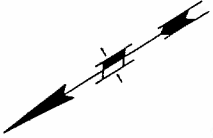
Project Title
**5945 KINGS AVENUE
VALENCIA, FL
PESH 14**

Sheet Title
SITE PLAN

DATE	10/08/06
BY	MC
CHECKED	MC
SCALE	1/8" = 1'-0"
PROJECT NUMBER	PESH 14
REVISION NUMBER	1
DATE	OCTOBER 8, 2006
BY	MC
CHECKED	MC

A1

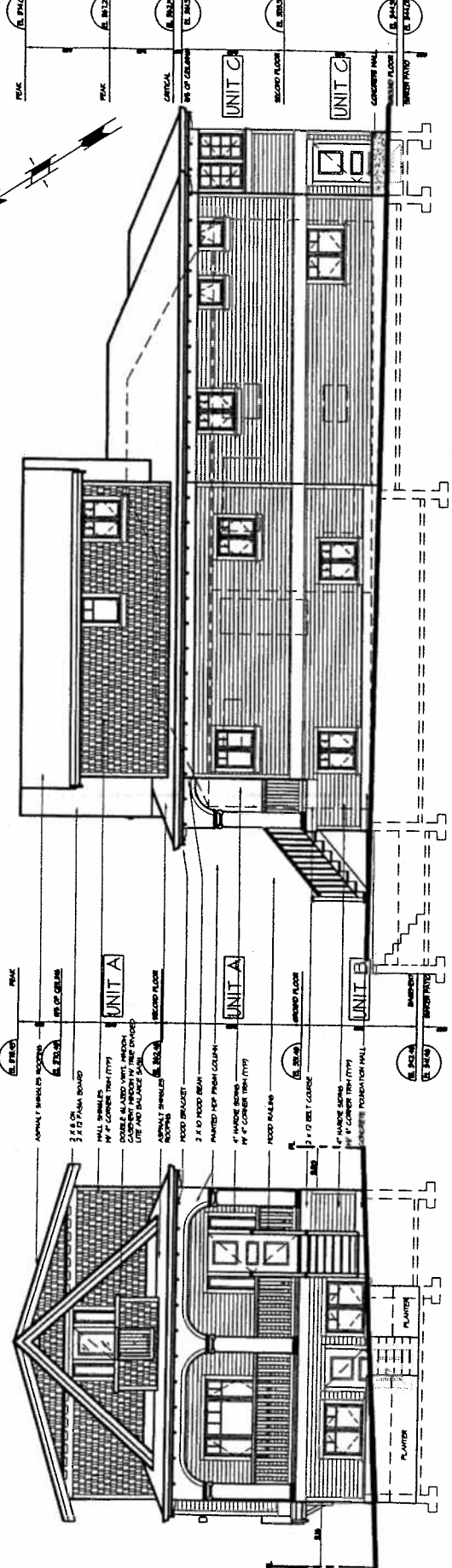




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DATE: 10/10/14
 DRAWN BY: MCH
 CHECKED BY: MCH
 PROJECT NO: 14-0001



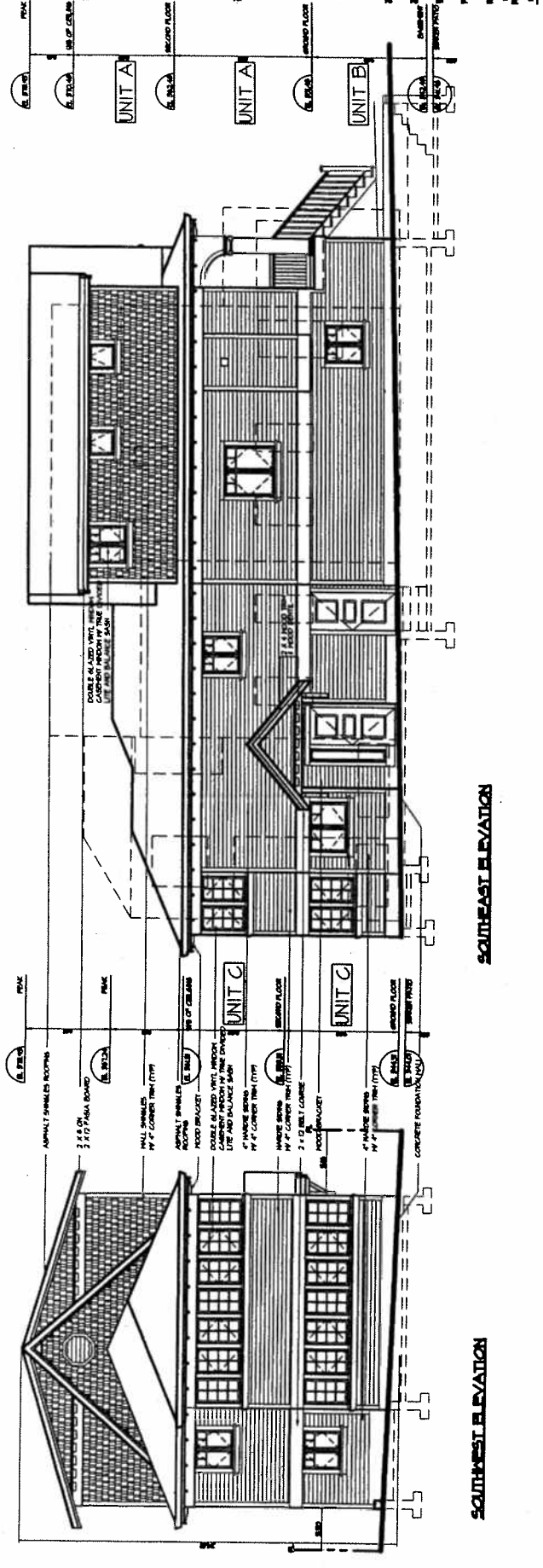
NORTHWEST ELEVATION

NORTHEAST ELEVATION

Project No: 14-0001
 200 W. 10TH AVENUE
 VANCOUVER, B.C.
 ARCH 14

Sheet No: ELEVATIONS

DATE: 10/10/14
 DRAWN BY: MCH
 CHECKED BY: MCH
 PROJECT NO: 14-0001



SOUTHWEST ELEVATION

SOUTHEAST ELEVATION