



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: January 15, 2007
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RTS No.: 06495
VanRIMS No.: 11-1200-01
Meeting Date: January 30, 2007

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 3319 Vanness Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 5092 McHardy Street and 3263 - 3327 Vanness Avenue North, (3319 Vanness Avenue being the application address) be approved generally as illustrated in the Development Application Number DE409555, prepared by Palad Designs and stamped "Received, Community Service Group, Development Services, January 11, 2007", 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 No. 6363 was enacted on June 21, 1988. Companion Guidelines Joyce Station Area Guidelines for CD-1 By-law No. 6363 (McHardy Street and Vanness Avenue North Site) were also adopted by Council on the same day.

Amending By-law No. 9414 that extended City wide secondary suite allowances into this CD-1 zone was approved and enacted on December 12, 2006.

The site is located approximately 650 ft. west of Joyce Street on the north side of Vanness Avenue between the McHardy Street right-of-way and McGeer 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 DE409555. 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 (garage) at the rear providing 2 parking spaces 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 development has been assessed against the RS-1 District Schedule in effect in 1988 and has been found to comply. Staff believe 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'.

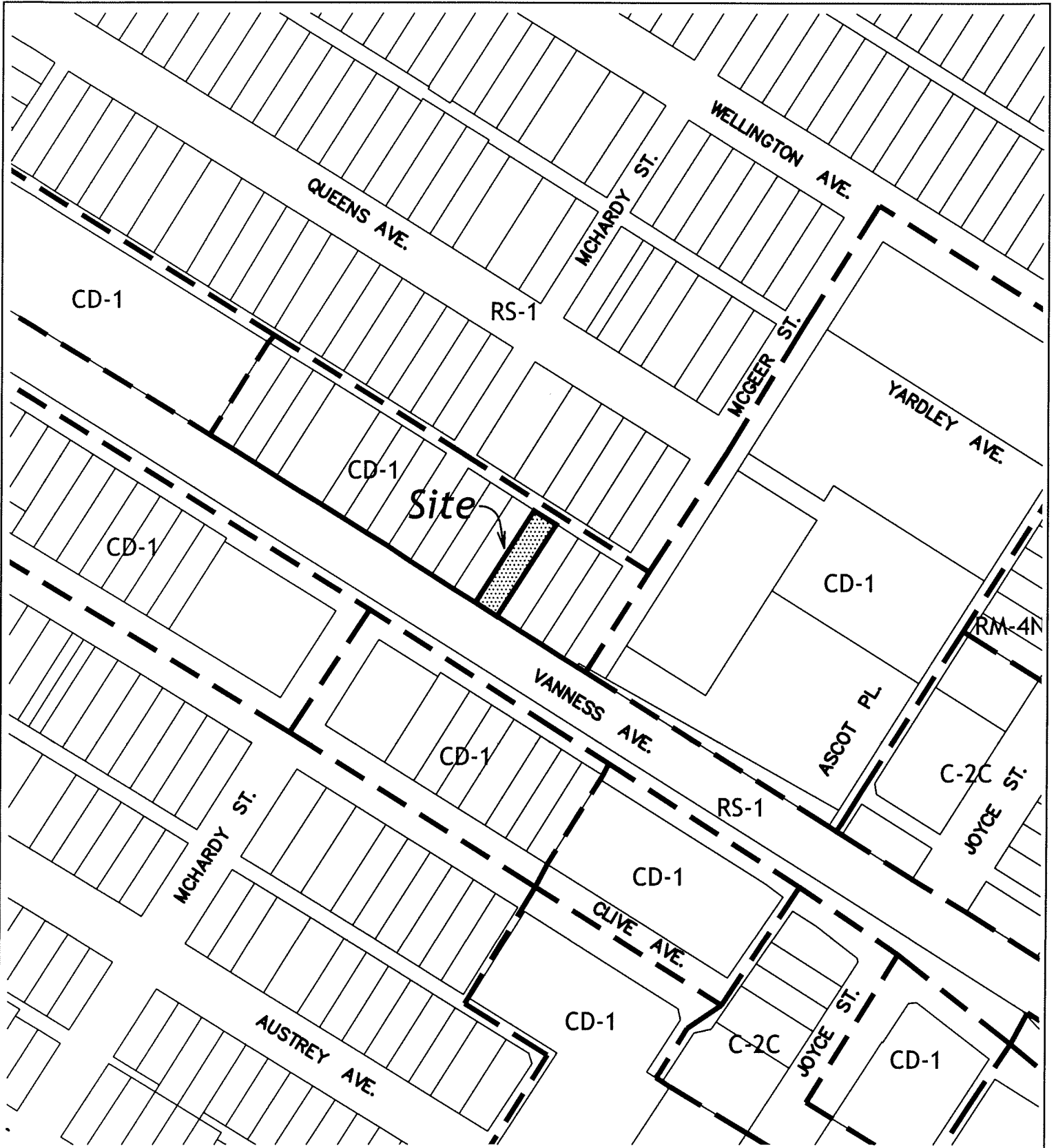
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE409555, 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: 3319 Vanness Avenue, DE409555
City of Vancouver Planning Department

Date: 2007 January 16
Drawn: TM
Scale: 1:2000

