



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: February 16, 2007
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RTS No.: 06573
VanRIMS No.: 11-1200-01
Meeting Date: March 13, 2007

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 3070 Kings Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as Kings Avenue and Manor Street (3070 Kings Avenue being the application address) be approved generally as illustrated in the Development Application Number DE410763, prepared by Raffaele and Associates Building and Design Consultants Ltd. and stamped "Received, Community Service Group, Development Services, January 25, 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 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 portion of Skytrain right-of-way between Picton and Manor Streets. 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 DE409760. 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 finalization of permits.

DISCUSSION

The proposal involves construction of a two-storey single-family dwelling building along with an accessory building (garage) providing parking for two vehicles. 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.

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'.

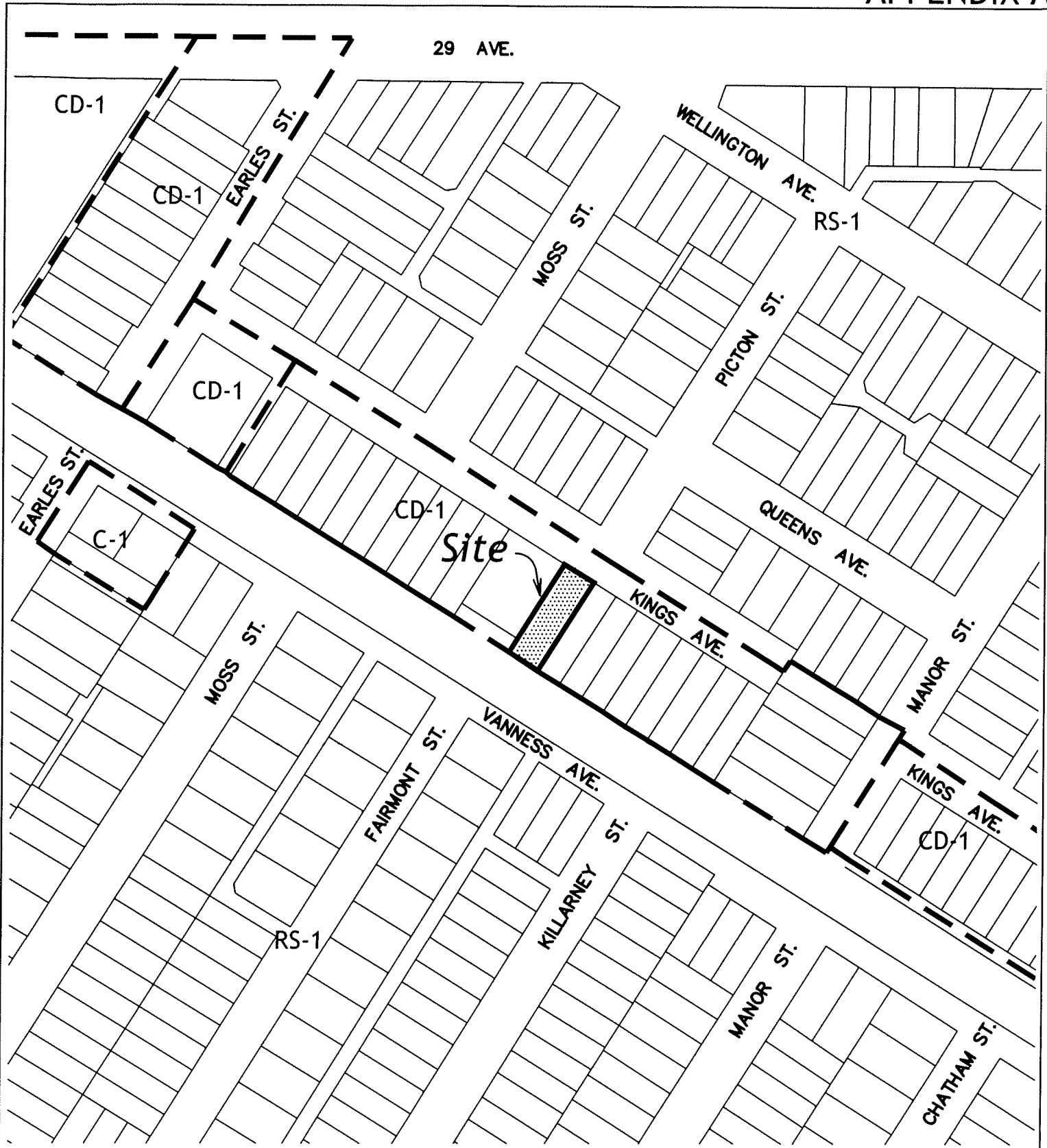
FINANCIAL IMPLICATIONS

There are no financial implications.

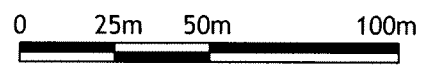
CONCLUSION

The Director of Planning has approved Development Application Number DE409760, 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.

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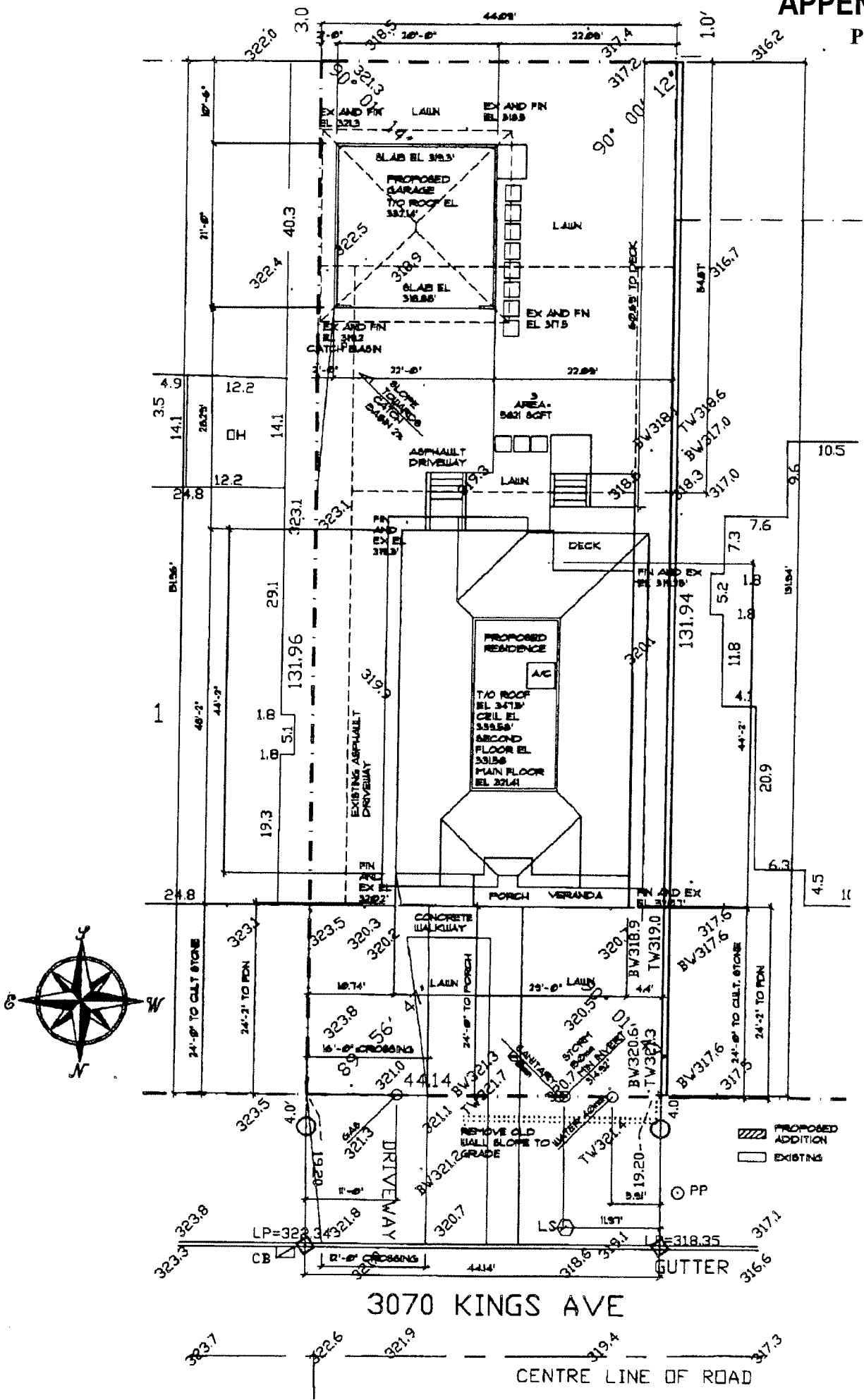


--- ZONING BOUNDARY



Site: 3070 Kings Avenue, DE410763
City of Vancouver Planning Department

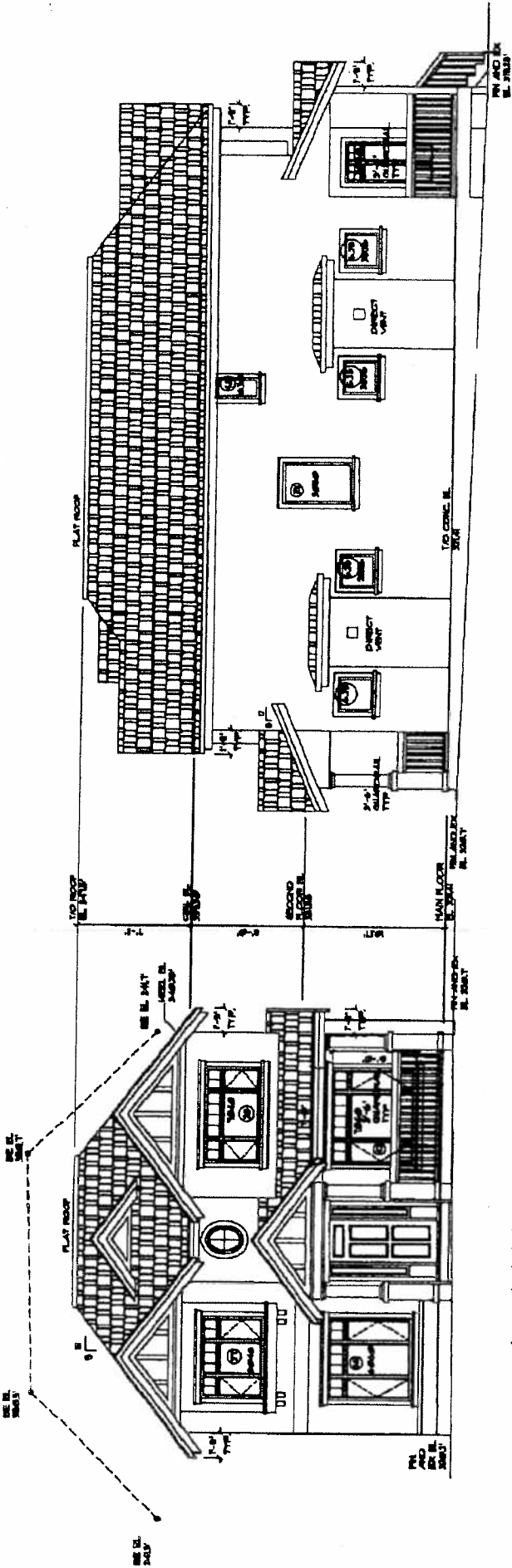
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PROPOSED ADDITION
EXISTING

3070 KINGS AVE

CENTRE LINE OF ROAD



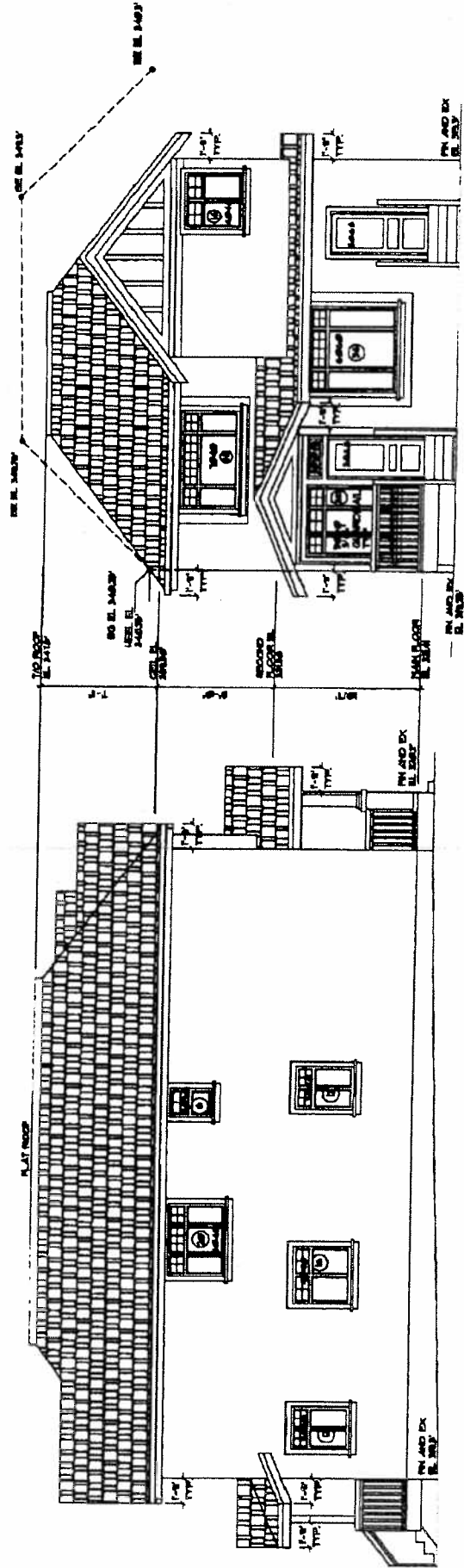
NORTH ELEVATION

SCALE: 1/4" = 1'-0"
ENCLOSURE AREA IS NOT TO SCALE

WEST ELEVATION

LETTERS DISTANCE IN INCHES FROM FACE OF WALL AREA IS NOT TO SCALE. AREA (FINISH) IS NOT TO SCALE

SMALL SQUARE SHALL HAVE A 1/2" DIA. AND A THICKNESS OF 1/4". ALL OTHER SQUARES SHALL HAVE A THICKNESS OF 1/2". ALL OTHER SQUARES SHALL HAVE A THICKNESS OF 1/2". ALL OTHER SQUARES SHALL HAVE A THICKNESS OF 1/2".



EAST ELEVATION

LETTERS DISTANCE IN INCHES FROM FACE OF WALL AREA IS NOT TO SCALE. AREA (FINISH) IS NOT TO SCALE

SOUTH ELEVATION

ENCLOSURE AREA IS NOT TO SCALE