



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: July 10, 2007
Author: Bill Boons
Phone No.: 604.873.7678
RTS No.: 06904
VanRIMS No.: 11-1200-01
Meeting Date: July 24, 2007

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development - 3233 Clive Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 3235-3295 Clive Avenue, 4914-4928 Spencer Street, 3206-3254 Vaness Avenue (3233 Clive Avenue being the application address) be approved generally as illustrated in the Development Application No. DE410465, prepared by P.Y. & Associates Building Design & Project Management and stamped "Received, Community Services Group, Development Services, February 5, 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 RS-1 One-Family Dwelling to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law No. 6322 governing the subject site was enacted on March 22, 1988. Companion Guidelines (Joyce Station Area Guidelines for CD-1 By-law No. 6322 - Vanness Avenue and Rupert Street site) were also adopted by Council resolution at that time.

At a subsequent Public Hearing on September 12, 1995, Council approved amendments to balcony enclosures and acoustic requirements. These amendments (By-law Nos. 7574 and 7575) were enacted on January 11, 1996.

The site is located on the north side of Clive Avenue and backs on to Vanness Avenue between Spencer Street to the west and McHardy 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 No. DE410465. 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 two-storey, single-family dwelling with an attached garage on this double fronting site. 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'.

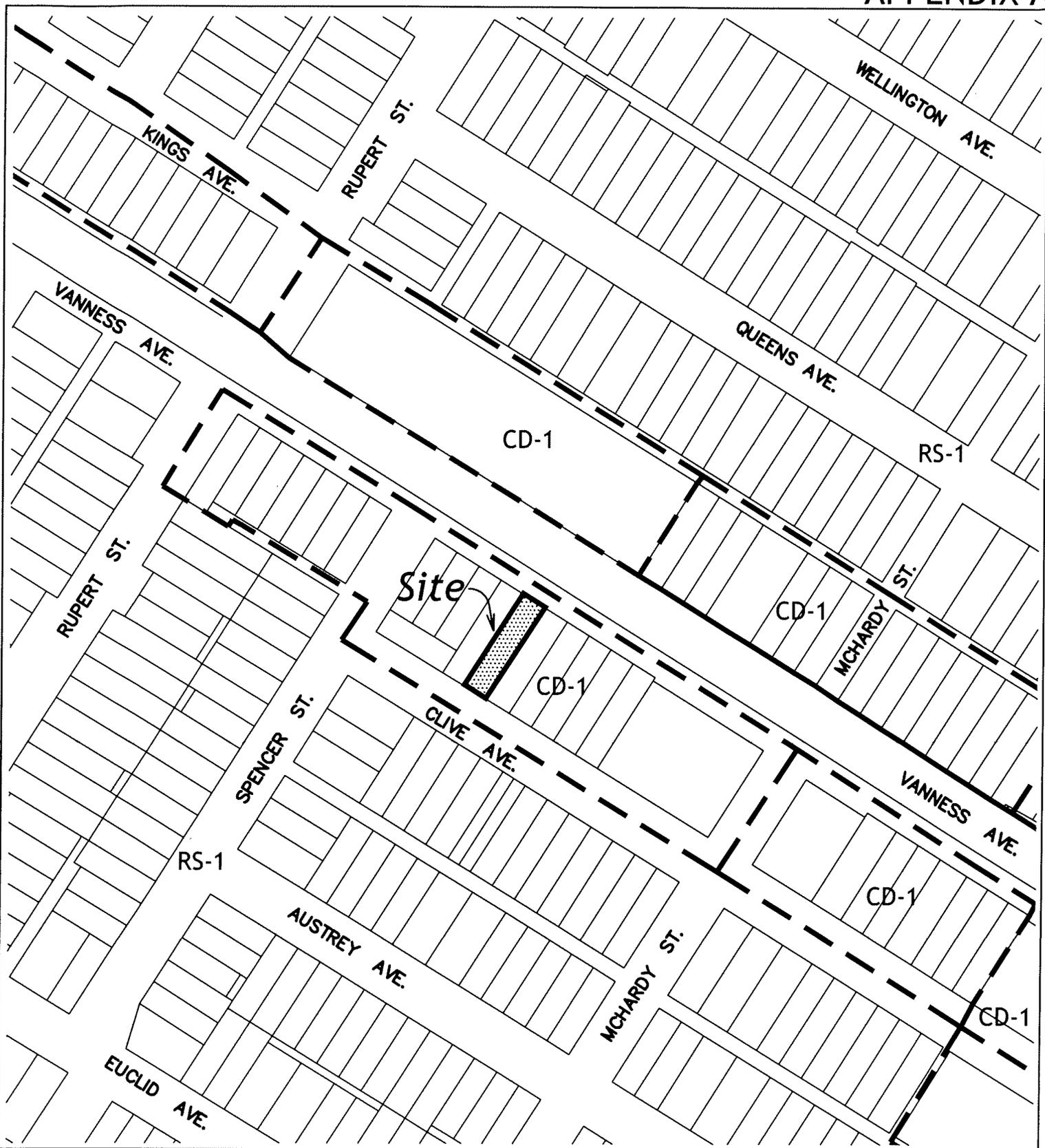
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application No. DE410465, subject to various conditions to be met prior to the issuance of permits. One of these conditions is that the form of development first be approved by Council.

* * * * *



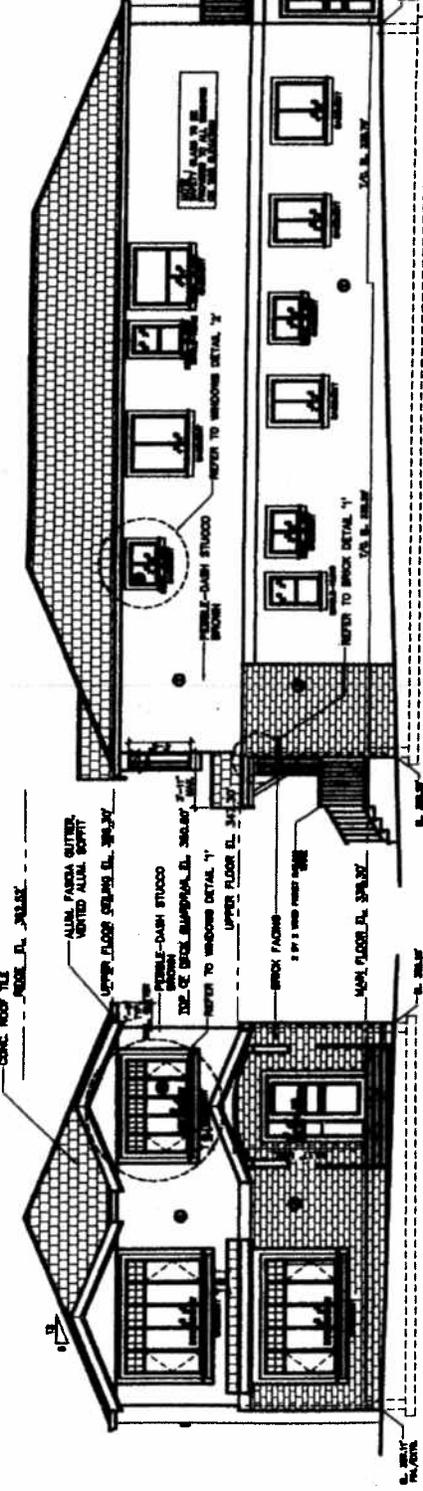
--- ZONING BOUNDARY



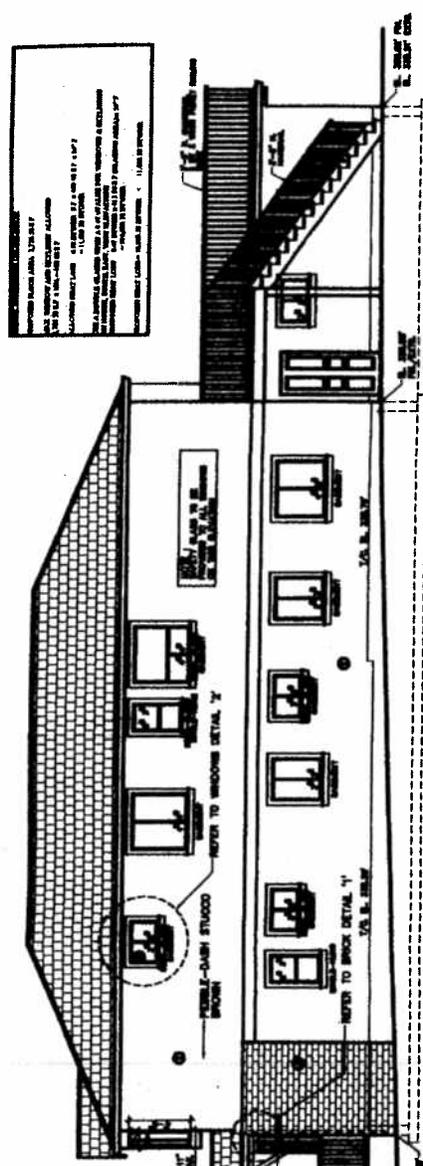
Site: 3233 Clive Avenue, DE410465
City of Vancouver Planning Department

Date: 2007 July 5
Drawn: TM
Scale: 1:2000

PROJECT: ALMA FARM, 12760 847
 ARCHITECT: P. & A. ARCHITECTS
 11100 7th St. N. #111
 MINNEAPOLIS, MN 55412
 PHONE: 612-522-1111
 FAX: 612-522-1112
 PROJECT NO.: 12760 847
 DRAWING NO.: 12760 847-02
 DATE: 11/15/01
 SCALE: AS SHOWN
 SHEET: 12760 847-02

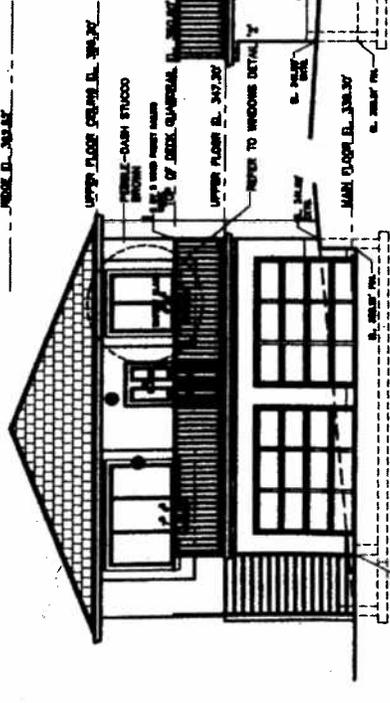


SOUTH ELEVATION



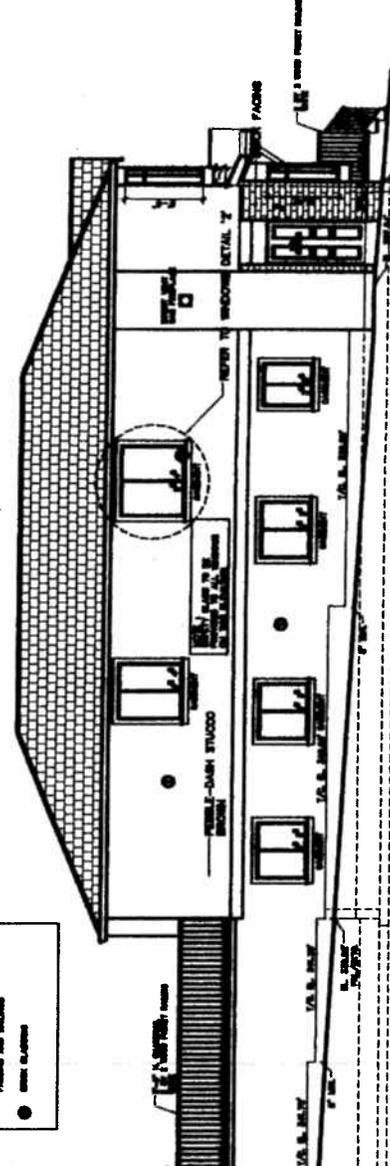
EAST ELEVATION

ALMA FARM, 12760 847
 LIMITING DISTANCE 4.75' AREA OF EXPOSED BUILDING FACE 1179 SQ. FT.
 MAX. AREA OF UNPROTECTED OPENINGS:
 102 SQ. FT. X 106 - 10630 SQ. FT.
 AREA OF UNPROTECTED OPENINGS PROVIDED 1043 SQ. FT. (9.8%)

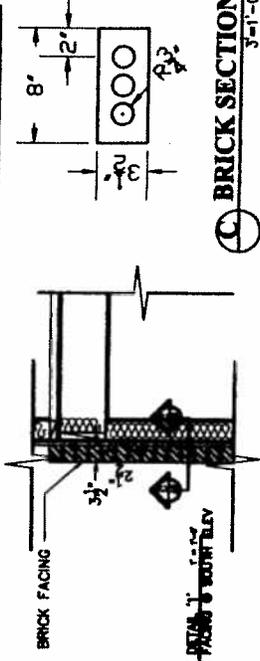
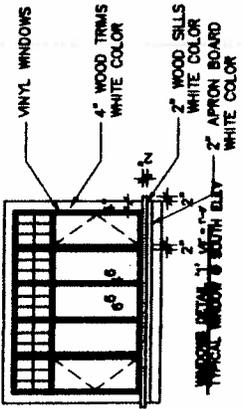
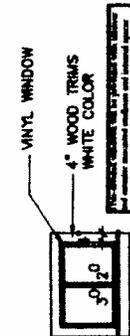


WEST ELEVATION

ALMA FARM, 12760 847
 LIMITING DISTANCE 3.31' AREA OF EXPOSED BUILDING FACE 1003 SQ. FT.
 MAX. AREA OF UNPROTECTED OPENINGS:
 102 SQ. FT. X 106 - 10630 SQ. FT.
 AREA OF UNPROTECTED OPENINGS PROVIDED 1043 SQ. FT. (9.8%)



NORTH ELEVATION



BRICK SECTION
3-1-0

P. & A. ARCHITECTS 11100 7th St. N. #111 MINNEAPOLIS, MN 55412 PHONE: 612-522-1111 FAX: 612-522-1112	
PROJECT: ALMA FARM, 12760 847 ARCHITECT: P. & A. ARCHITECTS 11100 7th St. N. #111 MINNEAPOLIS, MN 55412 PHONE: 612-522-1111 FAX: 612-522-1112 PROJECT NO.: 12760 847 DRAWING NO.: 12760 847-02 DATE: 11/15/01 SCALE: AS SHOWN SHEET: 12760 847-02	SHEET NO. 12760 847-02 OF 12760 847-01 DATE: 11/15/01 SCALE: AS SHOWN