



CITY OF VANCOUVER

A5

ADMINISTRATIVE REPORT

Report Date: December 19, 2007
Author: Steve Hearn
Phone No.: 604.871.6476
RTS No.: 07095
VanRIMS No.: 11-1200-01
Meeting Date: January 15, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Form of Development: 2408 Cassiar Street
(Specific Address: 2476 and 2484 Cassiar Street)
Development Application Number DE411381

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 3476 East 5th Avenue (2408 Cassiar Street being the application address) be approved generally as illustrated in the Development Application Number DE411381, prepared by Boni Maddison Architects and stamped "Received, Community Services Group, Development Services, May 18, 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 October 3, 1960, 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. 3900 was enacted on February 7, 1961.

The site is located to the north of Lougheed Highway with Skeena Street to the east and Cassiar 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 DE411381. 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 reconstruction of a portion of this existing Multiple Dwelling complex (fire-damaged). The new space is to be used as a workshop for the maintenance staff and residential storage for the tenants.

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'.

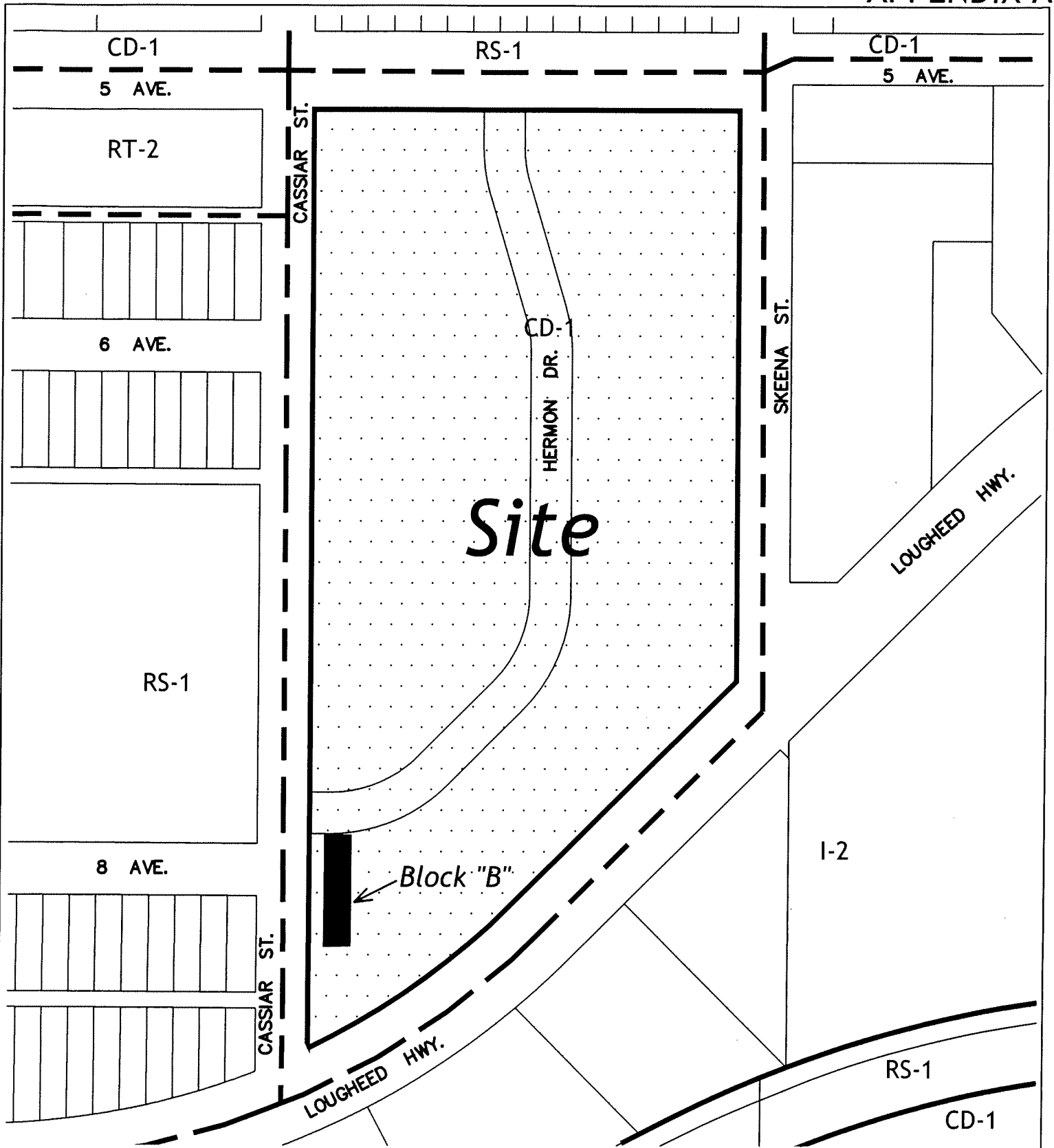
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE411381, 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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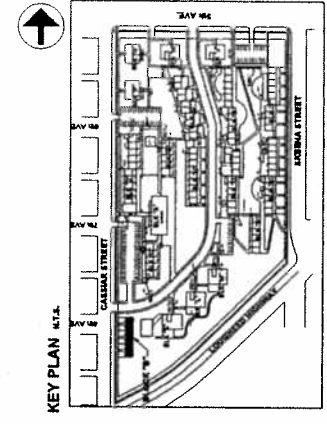
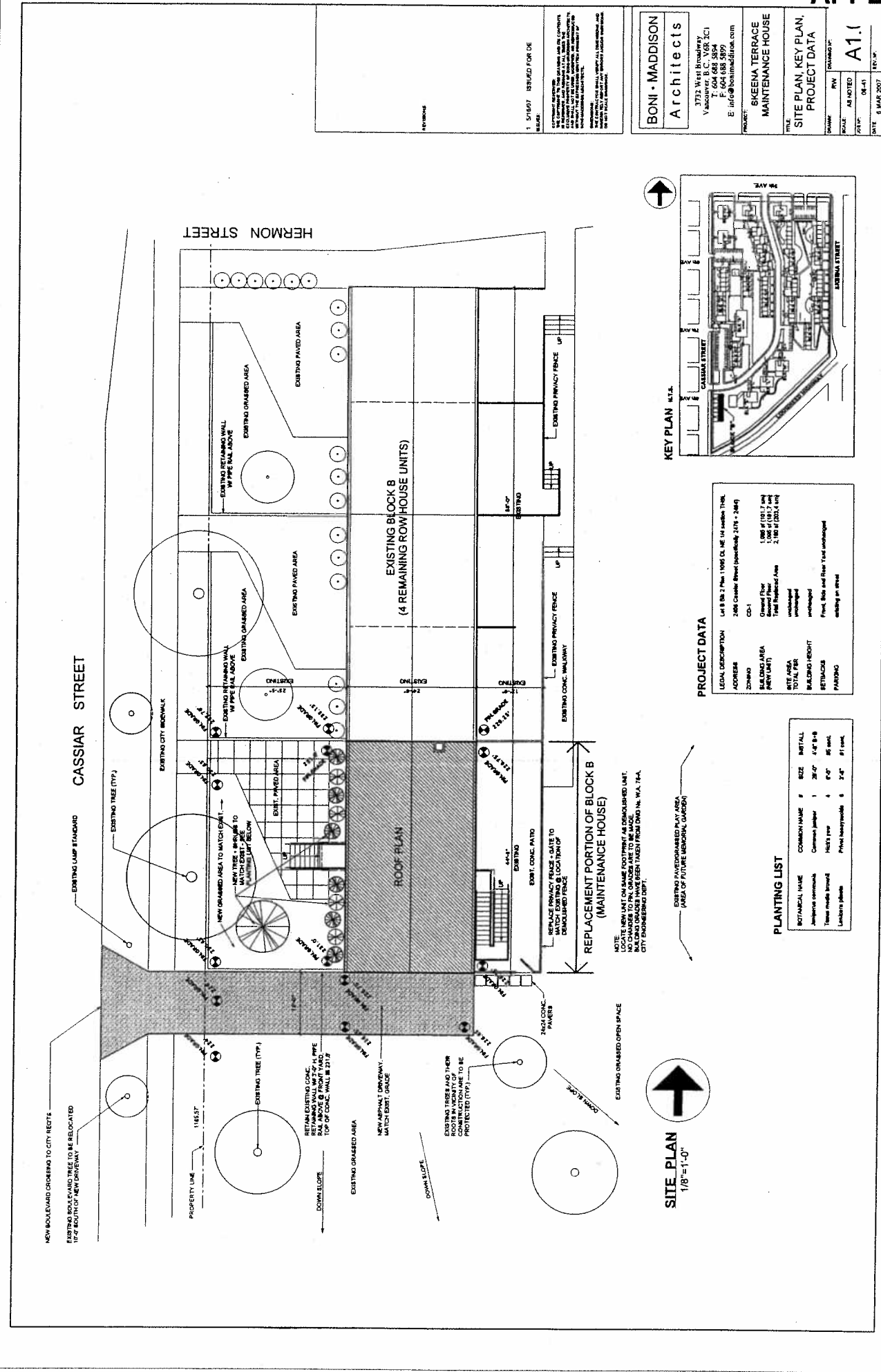


----- ZONING BOUNDARY



Site: 2408 Cassiar Street, DE411381
City of Vancouver Planning Department

Date: 2007 November 14
Drawn: TM
Scale: 1:2000



PROJECT DATA

LEGAL DESCRIPTION	Lot 8 Blk 2 Pkw 11905 CL NE 1/4 Section 17E1E
ADDRESS	2408 Cassiar Street (approximately 2179 - 2408)
Zone	CO-1
BLDG AREA (SQUARE FEET)	1,006 of 1,017 sq ft 1,006 of 1,017 sq ft 2,180 of 2,201.4 sq ft
SITE AREA (SQUARE FEET)	1,006 of 1,017 sq ft 2,180 of 2,201.4 sq ft
BUILDING HEIGHT	unobstructed
SETBACKS	Front, Side and Rear 5' and unobstructed
PARKING	existing on street

PLANTING LIST

BOTANICAL NAME	COMMON NAME	#	SIZE	INSTALL
Juncus communis	Common juniper	1	26"Ø	4" x 8" B
Thalictrum flavum	Yellow poppy	4	6"Ø	#1 soil
Lonicera japonica	Japanese honeysuckle	5	2"Ø	#1 soil

SITE PLAN
1/8"=1'-0"

REPLACEMENT PORTION OF BLOCK B (MAINTENANCE HOUSE)

NOTE: LOCATE NEW UNIT ON SAME FOOTPRINT AS DISMANTLED UNIT. ALL EXISTING UTILITIES AND FOUNDATION ELEMENTS SHALL REMAIN UNLESS OTHERWISE INDICATED BY THE CITY ENGINEERING DEPT.

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SKEENA TERRACE MAINTENANCE HOUSE

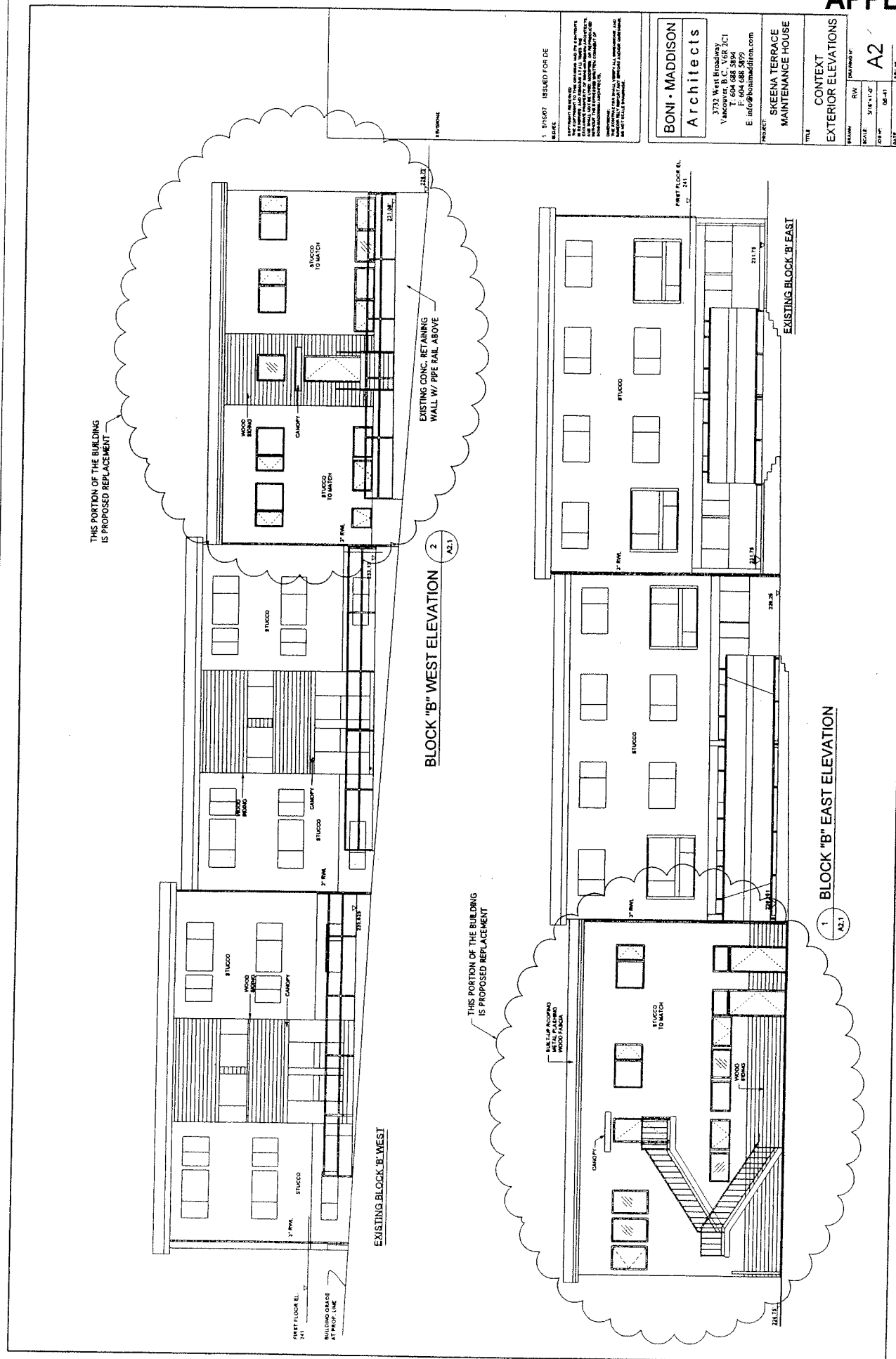
1 571801 INTENDED FOR USE

DATE: 6 MAR 2007

SCALE: AS NOTED

PROJECT DATA: SHEET NO. 06-11

PROJECT DATA: A1.1



1. SHEET ISSUED FOR DE
 REVISIONS

DATE: 06-11-17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: SKEENA TERRACE MAINTENANCE HOUSE

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CONTEXT
EXTERIOR ELEVATIONS

DATE: 6 MAR 2017
 SCALE: 3/16" = 1'-0"
 SHEET: 06-11
 DRAWING NO: A2

THIS PORTION OF THE BUILDING IS PROPOSED REPLACEMENT

2
 A2.1

BLOCK "B" WEST ELEVATION

1
 A2.1

BLOCK "B" EAST ELEVATION

THIS PORTION OF THE BUILDING IS PROPOSED REPLACEMENT

MIX LIP ALUMINOUM METAL FINISHING PRODUCT PANEL

FIRST FLOOR EL.
 111

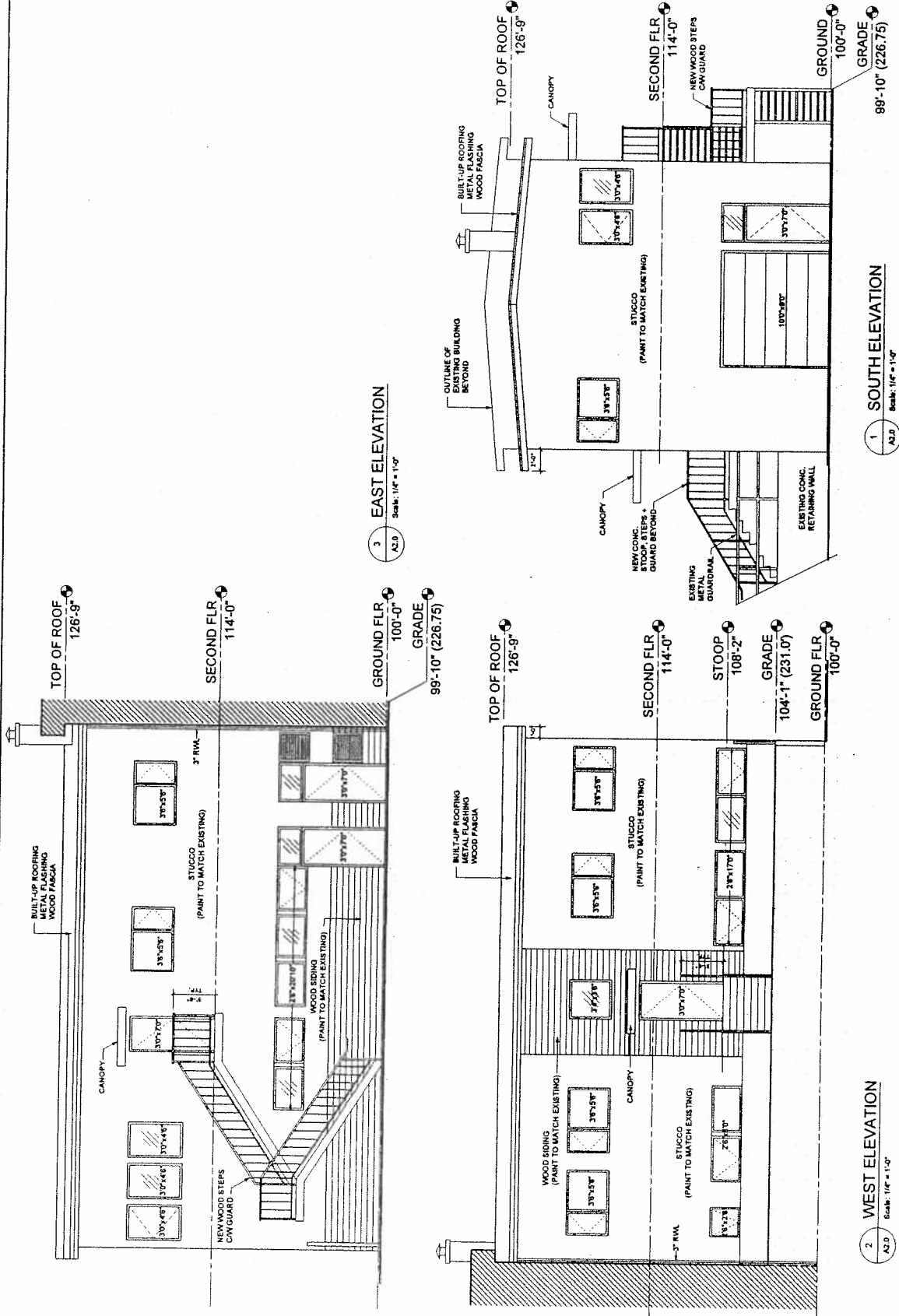
MAINTENANCE HOUSE AT THIS TIME

FIRST FLOOR EL.
 111

EXISTING BLOCK "B" EAST

EXISTING CONC. RETAINING WALL W/ PIPE RAIL ABOVE

EXISTING BLOCK "B" WEST



1. 5/16/07 ISSUED FOR DE
 MAKE
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
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PROJECT: SKEENA TERRACE MAINTENANCE HOUSE
 TITLE: EXTERIOR ELEVATIONS
 DRAWN: RW
 CHECKED: RW
 SCALE: 1/4" = 1'-0"
 DATE: 06-11-07
 SHEET: A2
 DATE: 06 MAR 2007

1 SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

2 WEST ELEVATION
 Scale: 1/4" = 1'-0"

3 EAST ELEVATION
 Scale: 1/4" = 1'-0"