



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: February 26, 2008
Author: Bill Boons
Phone No.: 604.873.7678
RTS No.: 07231
VanRIMS No.: 11-4200-10
Meeting Date: March 11, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 3203 West 10th Avenue

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 3203-3229 West 10th Avenue (3203 West 10th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE411022, prepared by Robert Turecki Architect, and stamped "Received, Community Services Group, Development Services, February 5, 2008", provided that the Director of Planning may 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 the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on July 18, 2006, City Council approved a rezoning of this site from One-Family Dwelling District (RS-5) to Comprehensive Development District (CD-1). Council also approved, in principle, the form of development for these lands. CD-1 By-law Number 9588 was enacted on January 15, 2008.

The site is located at the northwest corner of West 10th Avenue and Trutch 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 DE411022. 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 the construction of a three-and-one-half-storey, Multiple Dwelling building having a total of twenty (20) residential units, and providing underground parking accessed from the rear lane. Eight (8) of the residential units will be secured under a Housing Agreement as market rental units for a period of ten (10) years. Of the seventy-eight (78) total parking spaces provided, thirty seven (37) spaces are secured for the use of the Restaurant on the adjacent site at 3204 West Broadway.

The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

Simplified plans, including a Site Plan and Elevations of the proposal, have been included in Appendix 'B'.

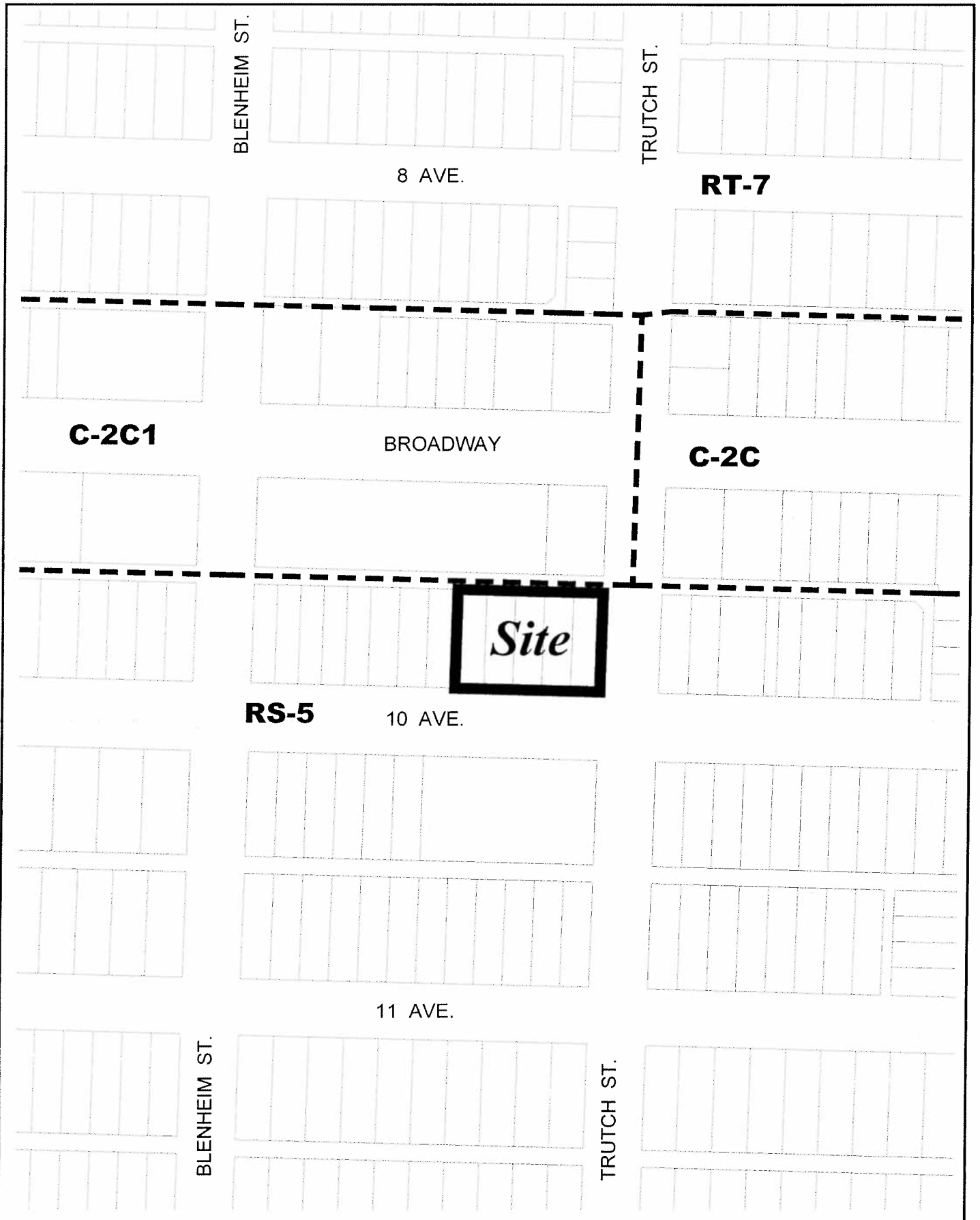
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE411022, 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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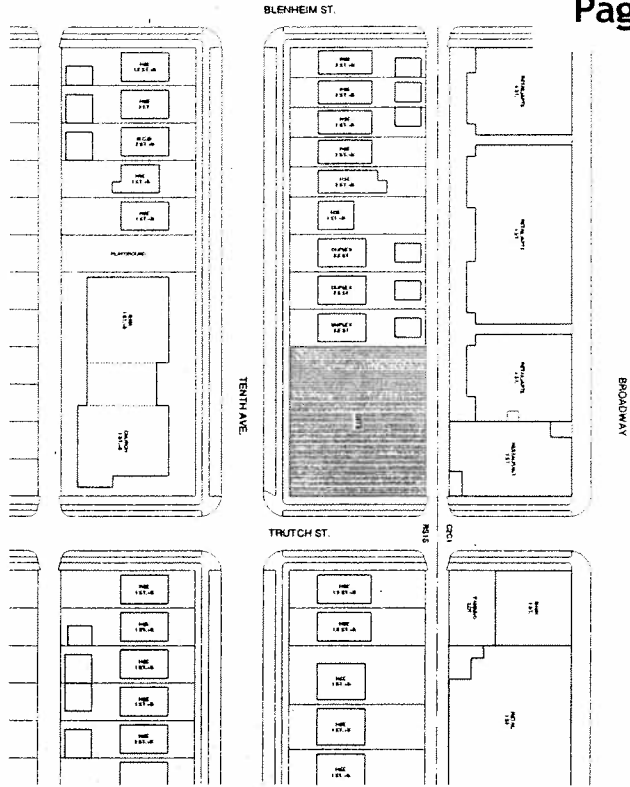


Site: 3203 West 10th Avenue, DE 411022

map: 1 of 1

scale: NTS





SITE LOCATION PLAN



CONTEXT PHOTOGRAPH, LOOKING NORTH FROM WEST 10TH AVENUE

DEVELOPMENT STATISTICS

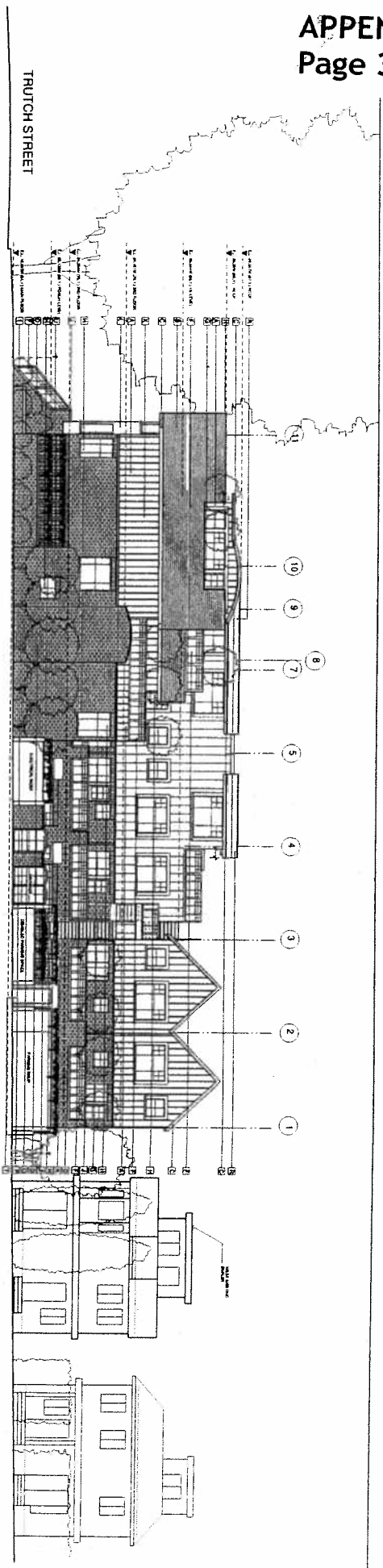
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DEVELOPMENT STATISTICS

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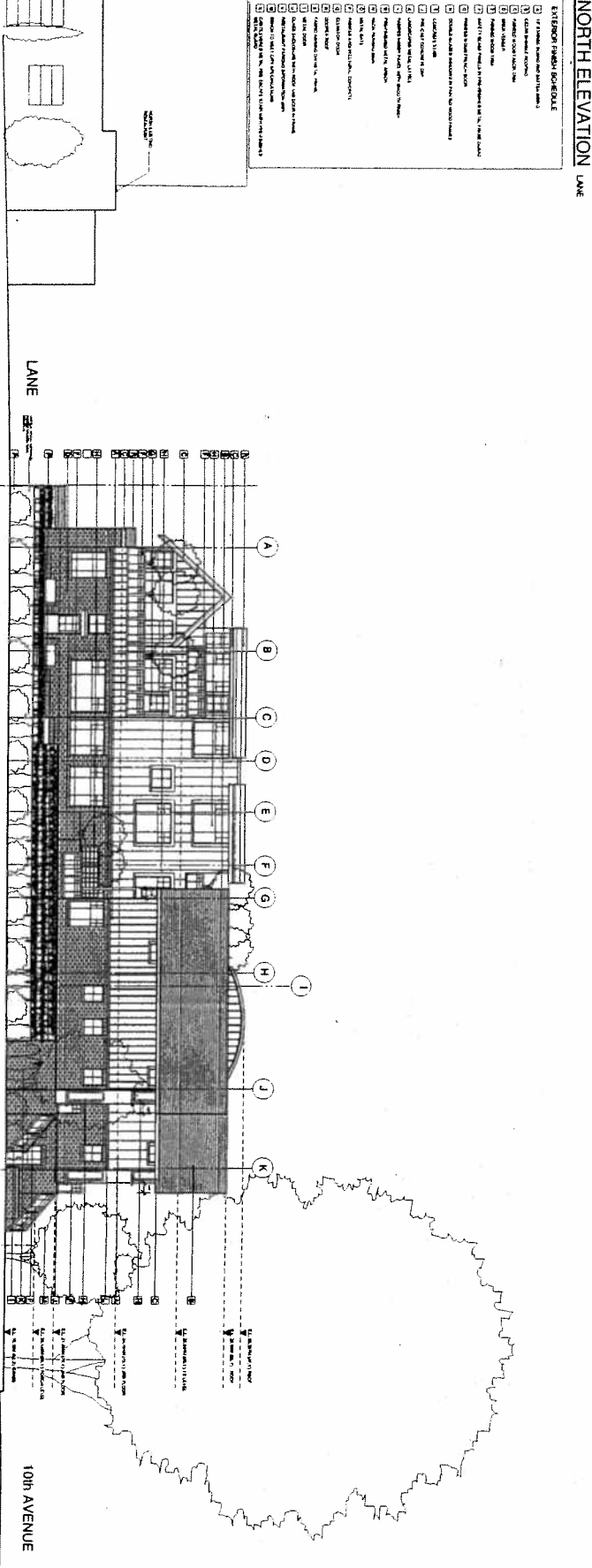
DEVELOPMENT STATISTICS

TYPE OF DEVELOPMENT	AREA (SQ. FT.)	AREA (SQ. METERS)
RESIDENTIAL - 1 UNIT	100	9.3
RESIDENTIAL - 2 UNITS	200	18.6
RESIDENTIAL - 3 UNITS	300	27.9
RESIDENTIAL - 4 UNITS	400	37.2
RESIDENTIAL - 5 UNITS	500	46.5
RESIDENTIAL - 6 UNITS	600	55.8
RESIDENTIAL - 7 UNITS	700	65.1
RESIDENTIAL - 8 UNITS	800	74.4
RESIDENTIAL - 9 UNITS	900	83.7
RESIDENTIAL - 10 UNITS	1000	93.0
RESIDENTIAL - 11 UNITS	1100	102.3
RESIDENTIAL - 12 UNITS	1200	111.6
RESIDENTIAL - 13 UNITS	1300	120.9
RESIDENTIAL - 14 UNITS	1400	130.2
RESIDENTIAL - 15 UNITS	1500	139.5
RESIDENTIAL - 16 UNITS	1600	148.8
RESIDENTIAL - 17 UNITS	1700	158.1
RESIDENTIAL - 18 UNITS	1800	167.4
RESIDENTIAL - 19 UNITS	1900	176.7
RESIDENTIAL - 20 UNITS	2000	186.0
RESIDENTIAL - 21 UNITS	2100	195.3
RESIDENTIAL - 22 UNITS	2200	204.6
RESIDENTIAL - 23 UNITS	2300	213.9
RESIDENTIAL - 24 UNITS	2400	223.2
RESIDENTIAL - 25 UNITS	2500	232.5
RESIDENTIAL - 26 UNITS	2600	241.8
RESIDENTIAL - 27 UNITS	2700	251.1
RESIDENTIAL - 28 UNITS	2800	260.4
RESIDENTIAL - 29 UNITS	2900	269.7
RESIDENTIAL - 30 UNITS	3000	279.0
RESIDENTIAL - 31 UNITS	3100	288.3
RESIDENTIAL - 32 UNITS	3200	297.6
RESIDENTIAL - 33 UNITS	3300	306.9
RESIDENTIAL - 34 UNITS	3400	316.2
RESIDENTIAL - 35 UNITS	3500	325.5
RESIDENTIAL - 36 UNITS	3600	334.8
RESIDENTIAL - 37 UNITS	3700	344.1
RESIDENTIAL - 38 UNITS	3800	353.4
RESIDENTIAL - 39 UNITS	3900	362.7
RESIDENTIAL - 40 UNITS	4000	372.0
RESIDENTIAL - 41 UNITS	4100	381.3
RESIDENTIAL - 42 UNITS	4200	390.6
RESIDENTIAL - 43 UNITS	4300	399.9
RESIDENTIAL - 44 UNITS	4400	409.2
RESIDENTIAL - 45 UNITS	4500	418.5
RESIDENTIAL - 46 UNITS	4600	427.8
RESIDENTIAL - 47 UNITS	4700	437.1
RESIDENTIAL - 48 UNITS	4800	446.4
RESIDENTIAL - 49 UNITS	4900	455.7
RESIDENTIAL - 50 UNITS	5000	465.0
RESIDENTIAL - 51 UNITS	5100	474.3
RESIDENTIAL - 52 UNITS	5200	483.6
RESIDENTIAL - 53 UNITS	5300	492.9
RESIDENTIAL - 54 UNITS	5400	502.2
RESIDENTIAL - 55 UNITS	5500	511.5
RESIDENTIAL - 56 UNITS	5600	520.8
RESIDENTIAL - 57 UNITS	5700	530.1
RESIDENTIAL - 58 UNITS	5800	539.4
RESIDENTIAL - 59 UNITS	5900	548.7
RESIDENTIAL - 60 UNITS	6000	558.0
RESIDENTIAL - 61 UNITS	6100	567.3
RESIDENTIAL - 62 UNITS	6200	576.6
RESIDENTIAL - 63 UNITS	6300	585.9
RESIDENTIAL - 64 UNITS	6400	595.2
RESIDENTIAL - 65 UNITS	6500	604.5
RESIDENTIAL - 66 UNITS	6600	613.8
RESIDENTIAL - 67 UNITS	6700	623.1
RESIDENTIAL - 68 UNITS	6800	632.4
RESIDENTIAL - 69 UNITS	6900	641.7
RESIDENTIAL - 70 UNITS	7000	651.0
RESIDENTIAL - 71 UNITS	7100	660.3
RESIDENTIAL - 72 UNITS	7200	669.6
RESIDENTIAL - 73 UNITS	7300	678.9
RESIDENTIAL - 74 UNITS	7400	688.2
RESIDENTIAL - 75 UNITS	7500	697.5
RESIDENTIAL - 76 UNITS	7600	706.8
RESIDENTIAL - 77 UNITS	7700	716.1
RESIDENTIAL - 78 UNITS	7800	725.4
RESIDENTIAL - 79 UNITS	7900	734.7
RESIDENTIAL - 80 UNITS	8000	744.0
RESIDENTIAL - 81 UNITS	8100	753.3
RESIDENTIAL - 82 UNITS	8200	762.6
RESIDENTIAL - 83 UNITS	8300	771.9
RESIDENTIAL - 84 UNITS	8400	781.2
RESIDENTIAL - 85 UNITS	8500	790.5
RESIDENTIAL - 86 UNITS	8600	799.8
RESIDENTIAL - 87 UNITS	8700	809.1
RESIDENTIAL - 88 UNITS	8800	818.4
RESIDENTIAL - 89 UNITS	8900	827.7
RESIDENTIAL - 90 UNITS	9000	837.0
RESIDENTIAL - 91 UNITS	9100	846.3
RESIDENTIAL - 92 UNITS	9200	855.6
RESIDENTIAL - 93 UNITS	9300	864.9
RESIDENTIAL - 94 UNITS	9400	874.2
RESIDENTIAL - 95 UNITS	9500	883.5
RESIDENTIAL - 96 UNITS	9600	892.8
RESIDENTIAL - 97 UNITS	9700	902.1
RESIDENTIAL - 98 UNITS	9800	911.4
RESIDENTIAL - 99 UNITS	9900	920.7
RESIDENTIAL - 100 UNITS	10000	930.0



EXTERIOR FINISH SCHEDULE

1. 1/2" Gypsum board over metal lath
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10TH AVENUE & TRUTCH STREET RESIDENTIAL DEVELOPMENT

PROJECT: 10TH AVENUE & TRUTCH STREET RESIDENTIAL DEVELOPMENT
 LOCATION: 10TH AVENUE & TRUTCH STREET, VANCOUVER, B.C.
 DATE: 10/12/2007
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

WEST ELEVATION

10TH AVENUE & TRUTCH STREET RESIDENTIAL DEVELOPMENT
 PROJECT: 10TH AVENUE & TRUTCH STREET RESIDENTIAL DEVELOPMENT
 LOCATION: 10TH AVENUE & TRUTCH STREET, VANCOUVER, B.C.
 DATE: 10/12/2007
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"