



## CITY OF VANCOUVER

# A4

### ADMINISTRATIVE REPORT

Report Date: April 29, 2008  
Author: Steve Hearn  
Phone No.: 604.871.6476  
RTS No.: 07389  
VanRIMS No.: 11-4200-10  
Meeting Date: May 13, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Form of Development: 4887 Cambie Street

#### RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 4887 Cambie Street be approved generally as illustrated in the Development Application Number DE411741, prepared by Eikos Planning Inc., and stamped "Received, Community Services Group, Development Services, April 25, 2008", 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 the above-noted CD-1 zoned site.

## **SITE DESCRIPTION AND BACKGROUND**

At a Public Hearing on March 13, 2007, City Council approved a rezoning of this site from RS-1 to Comprehensive Development District (CD-1). Council also approved, in principle, the form of development for these lands. CD-1 By-law Number 9596 was enacted on February 12, 2008.

The site is located at the northwest corner of Cambie Street and West 33<sup>rd</sup> Avenue. 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 DE411741. 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 three (3) principal one-family dwellings fronting Cambie Street, and three (3) detached accessory buildings each containing a parking garage and an accessory rental dwelling unit at the rear lane. The total density of the site is 1.00 Floor Space Ratio (FSR).

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'.

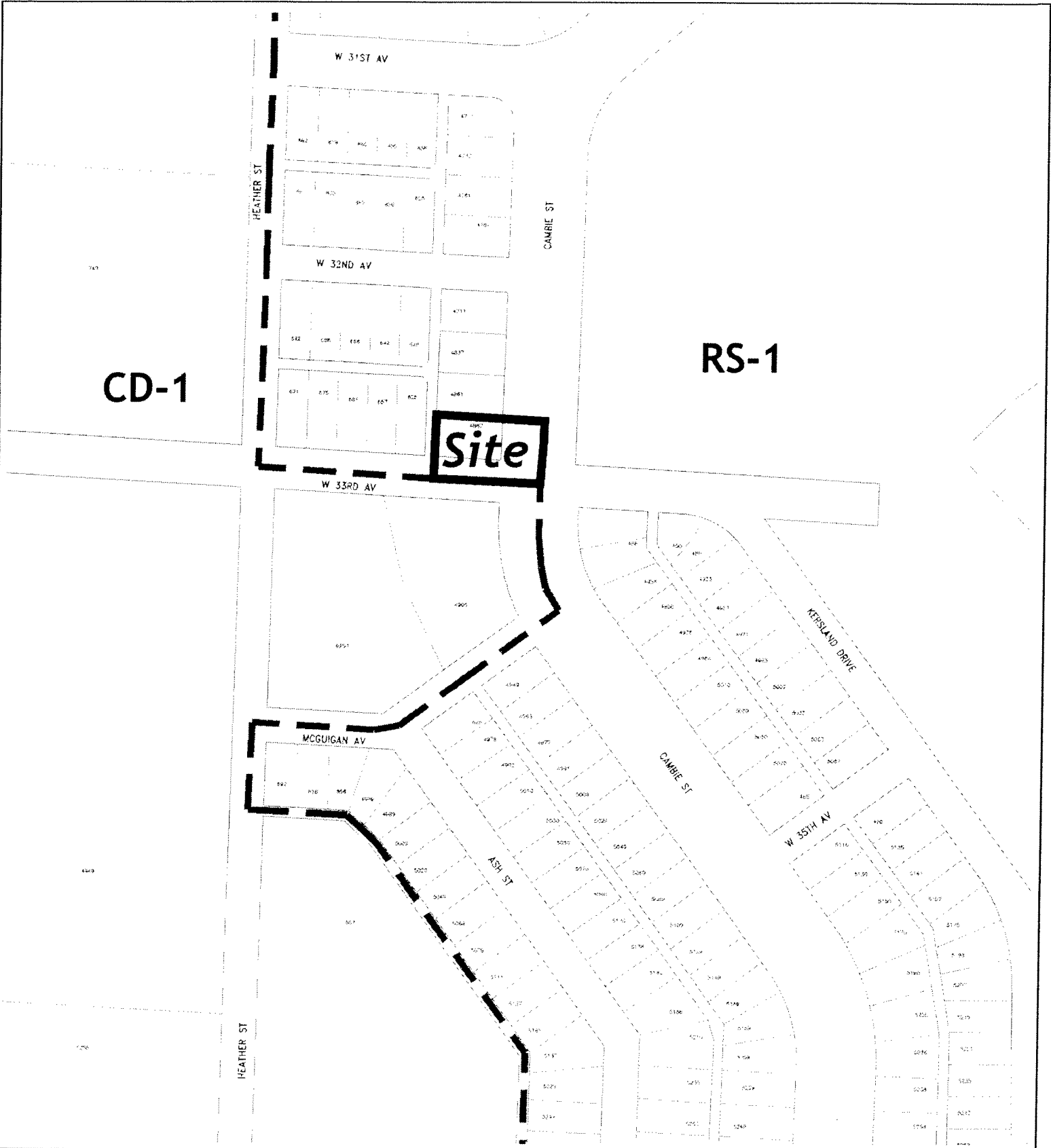
## **FINANCIAL IMPLICATIONS**

There are no financial implications.

## **CONCLUSION**

The Director of Planning has approved Development Application Number DE411741, 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.

\* \* \* \* \*

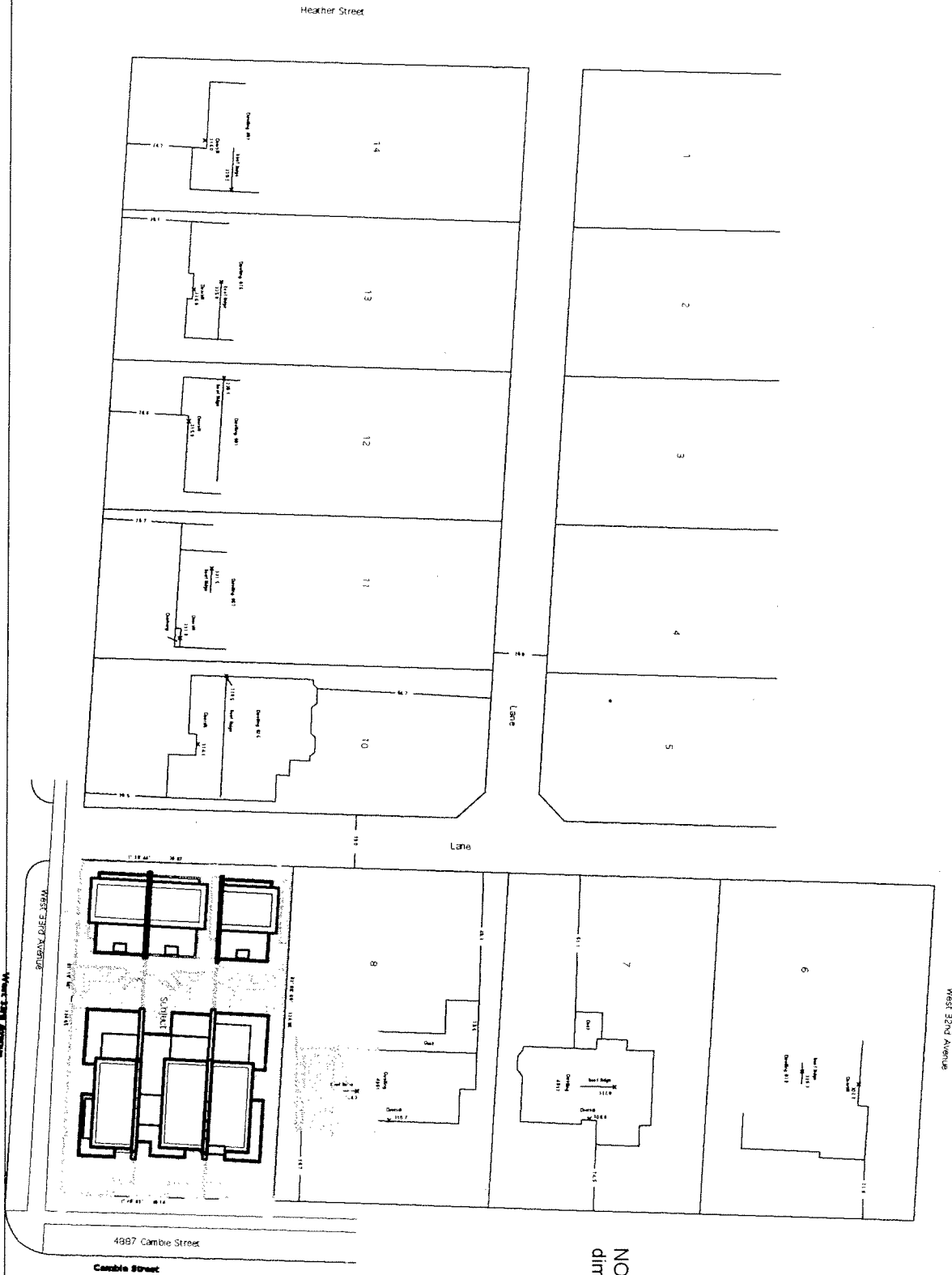
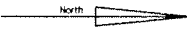


Site: 4887 Cambie Street, DE 411741  
Vancouver Planning Department

Date: April 23, 2008



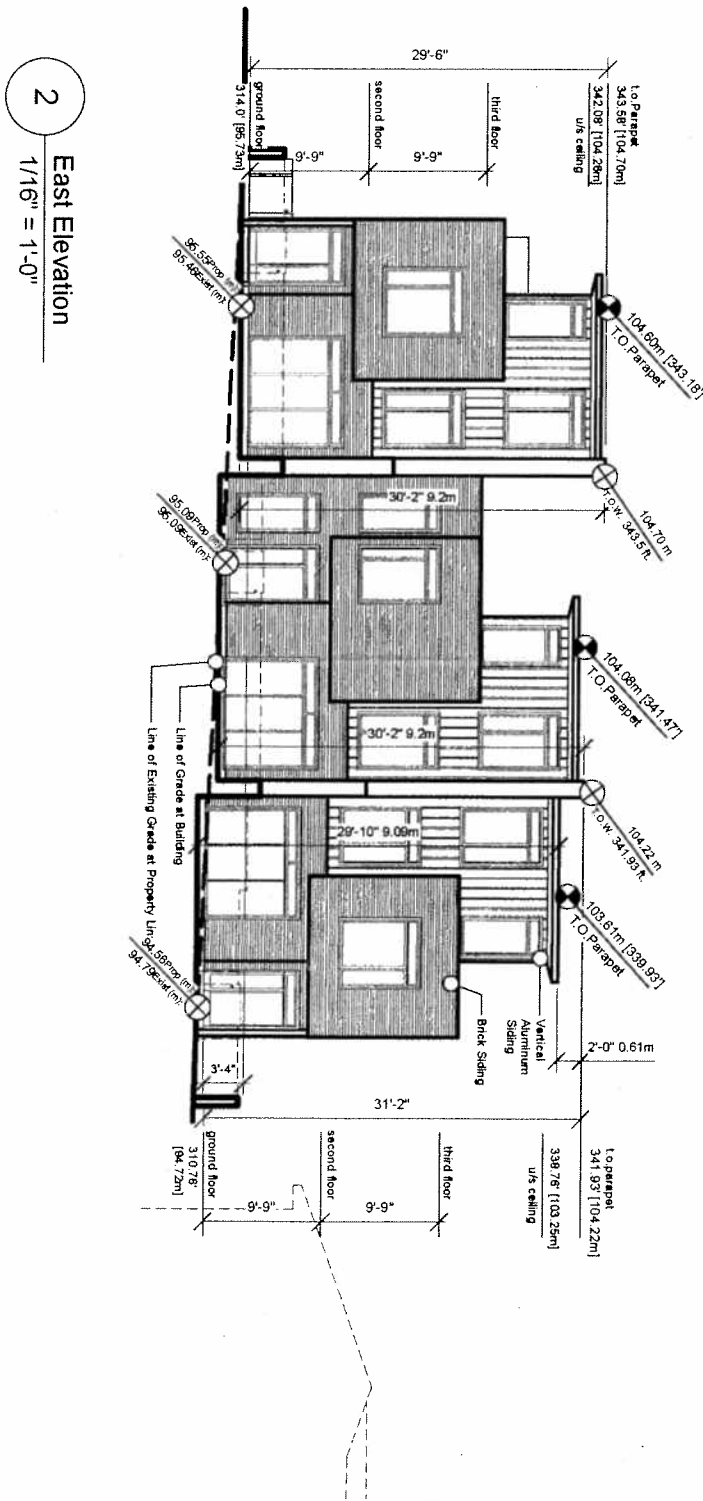
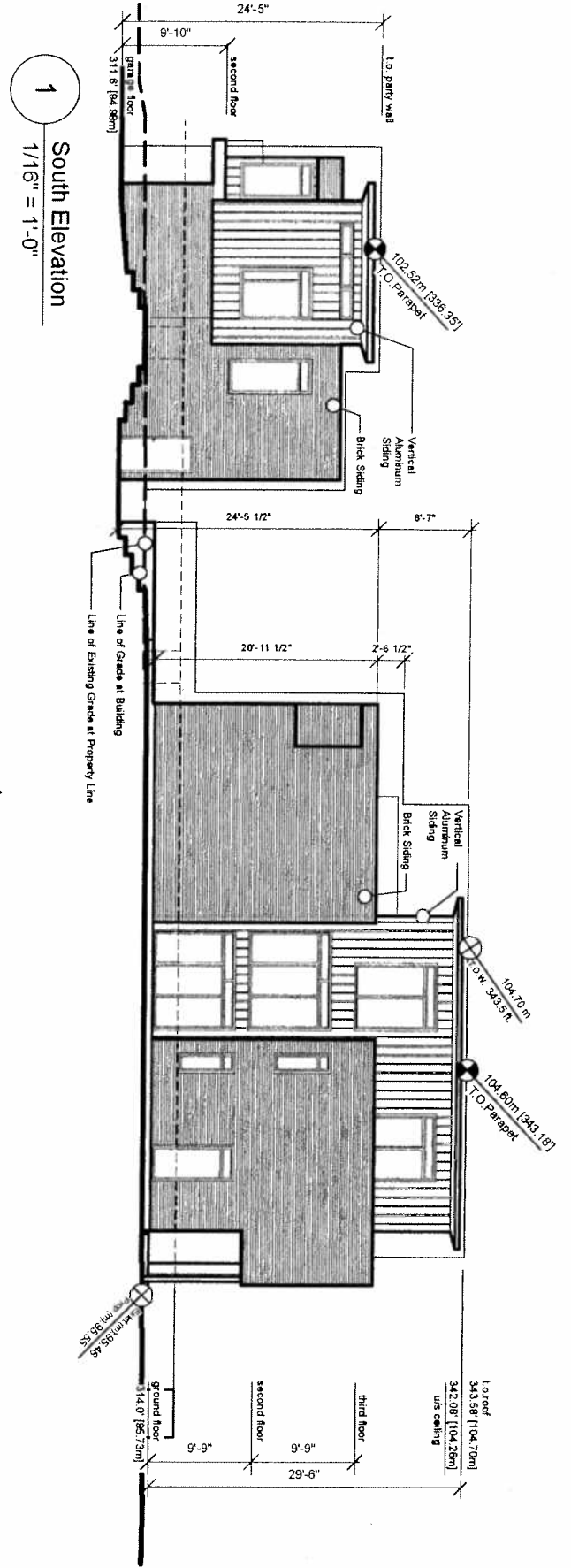
DWELLING LOCATION TO ACCOMPANY TOPOGRAPHIC PLAN OF LOT 9,  
DISTRICT LOT 826.



NOTE: Survey  
dimensions in Feet

ART CODE			
ZONING (S-1)			
STAIRS			
LOT	AREA	ACRES	
8	42.71	0.97	
AREA = 23.6 ft			
LEGEND			
Symbol of Building and its			
Location of the corner of			
Corner Point			
Corner Point Elevation - 114.88 FT			
NOTES			
1. All dimensions are in feet.			
2. All bearings are true bearings.			
3. All distances are in feet.			
4. The area of the subject lot is 42.71 acres.			
5. The area of the subject lot is 0.97 acres.			
6. The area of the subject lot is 23.6 ft.			
7. The area of the subject lot is 114.88 ft.			
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DATE: 11/20/2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 305 5757

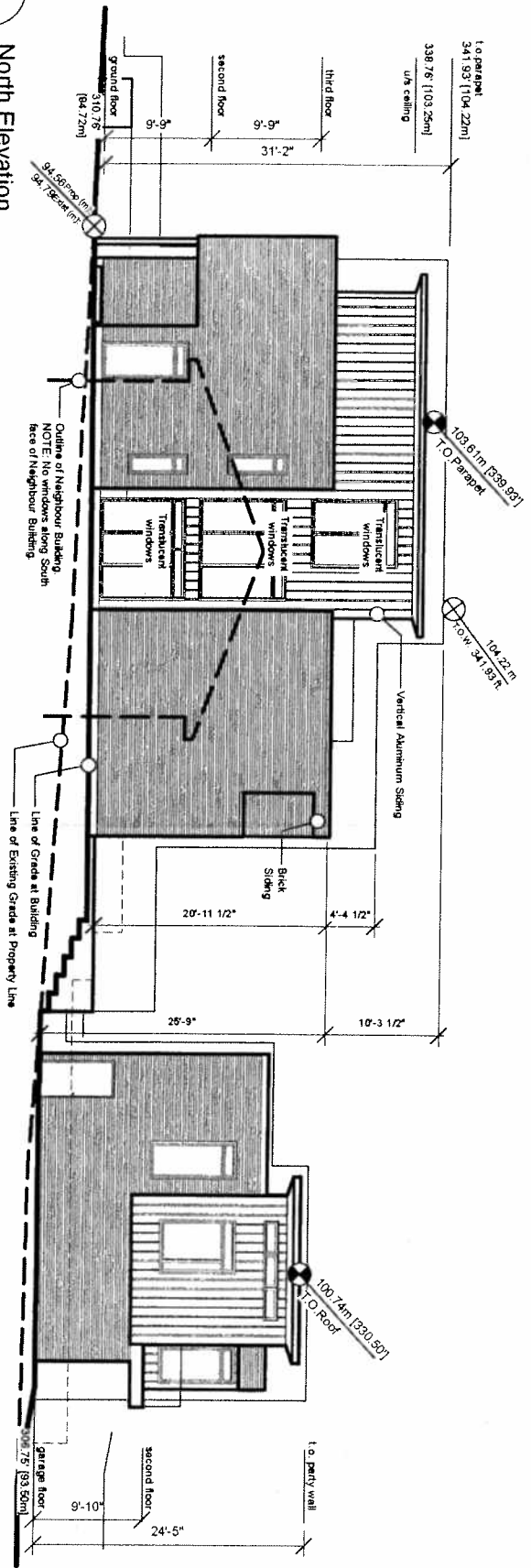


**Elkos Planning Inc.**  
4887 Cambie Street  
Vancouver, B.C.  
V5Z 2Z3  
604.266.1736

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project  
4887 Cambie Street  
Vancouver, B.C.

3  
North Elevation  
1/16" = 1'-0"

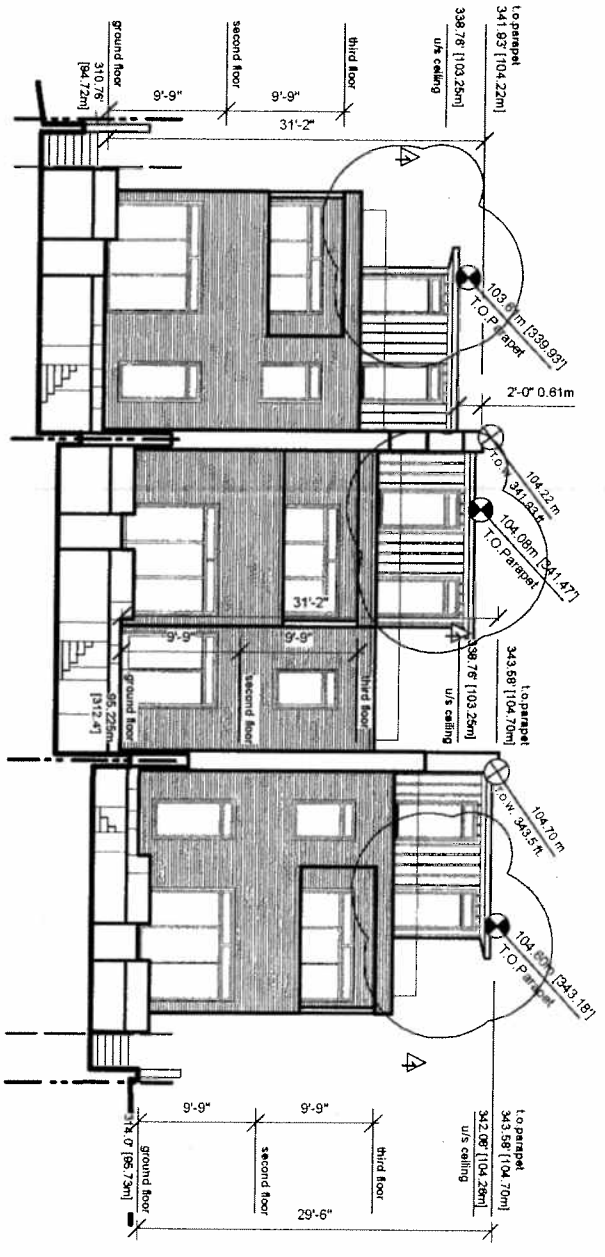


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4  
West Elevation - House  
1/16" = 1'-0"

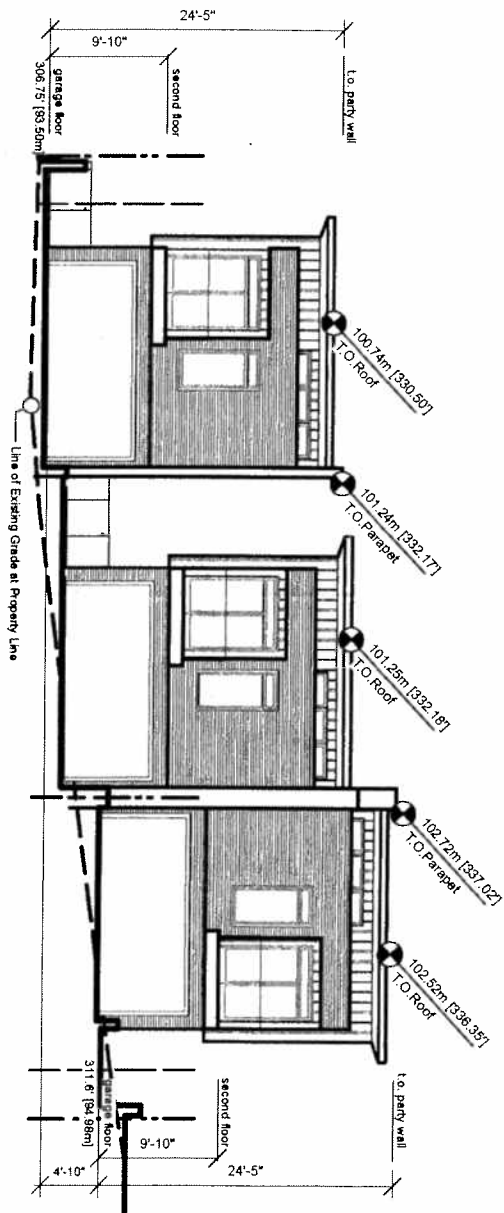


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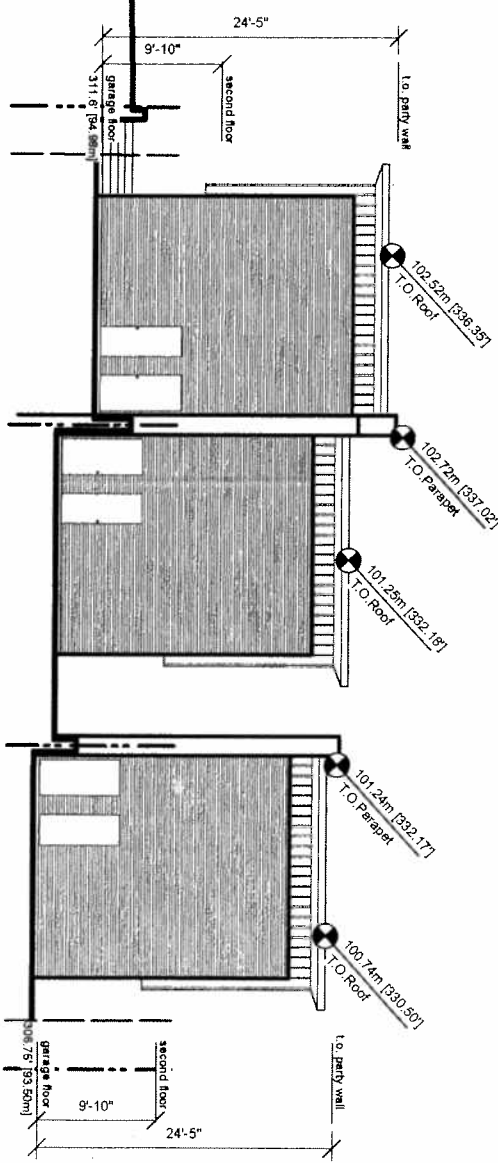
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4887 Cambie Street  
Vancouver, B.C.

project



5  
West Elevation - Garage  
1/16" = 1'-0"



6  
East Elevation - Garage  
1/16" = 1'-0"