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CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: July 8, 2008
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RTS No.: 07538
Van RIMS No.: 08-2000-20
Meeting Date: July 22, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 2671 Vanness Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 2669-2675 Vanness Avenue (2671 Vanness Avenue being the application address) be approved generally as illustrated in the Development Application Number DE410826, prepared by Palad Designs, and stamped "Received, Community Services Group, Development Services, May 30, 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 this portion of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on June 18, 1997, City Council approved a rezoning of this site from One-Family Dwelling District (RS-1S) to Comprehensive Development District (CD-1). Council also approved, in principle, the form of development for these lands. CD-1 By-law Number 7835 was enacted on January 6, 1998.

The site is located on the north side of Vanness Avenue, between Penticton Street and Slocan 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 DE410826. 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 is for the construction of an Infill, One-Family Dwelling, to be located in the rear yard of this site that contains an existing Two-Family Dwelling on the front portion of the site. Surface parking for three (3) vehicles is to be provided at the north end of the site, accessed from the existing lane.

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, have been included in Appendix 'B'.

FINANCIAL IMPLICATIONS

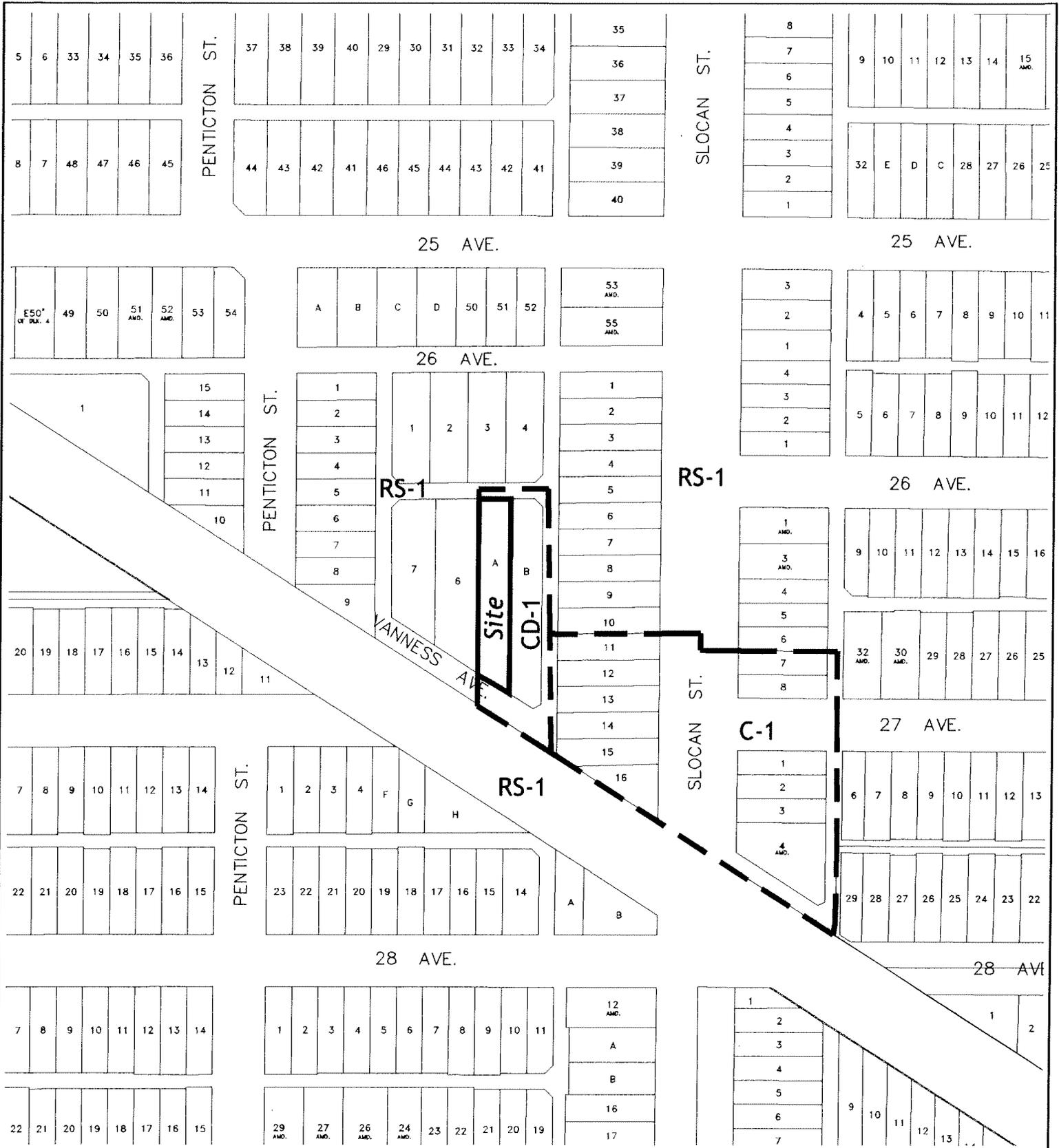
There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE410826, 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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APPENDIX A

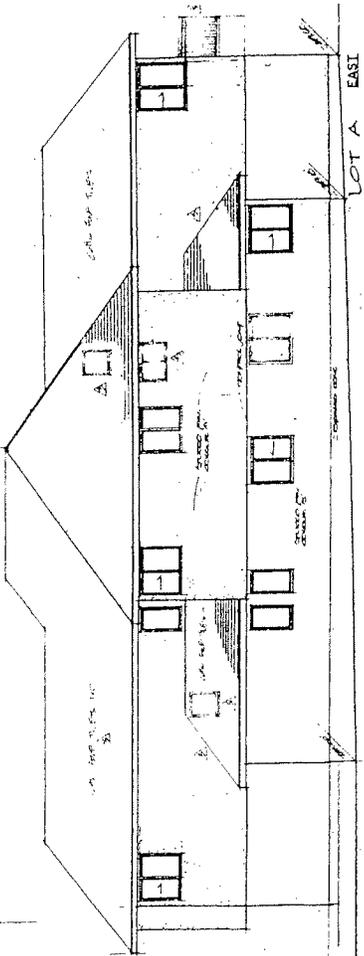


----- ZONING BOUNDARY

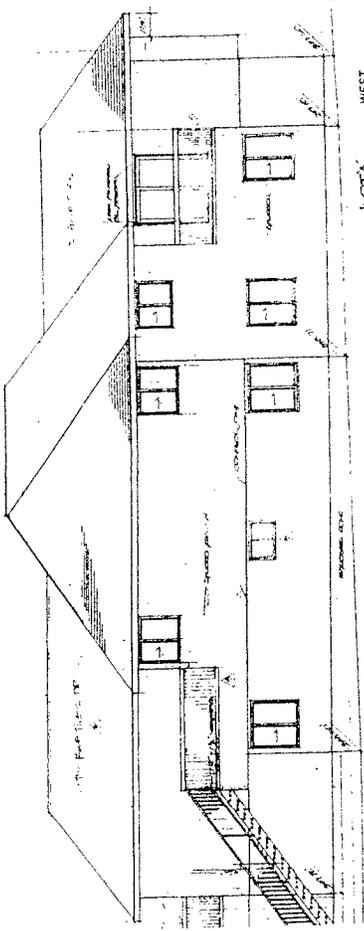


Site: 2671 Vaness Avenue, DE410826
 City of Vancouver Planning Department

Date: 2008 July 2nd
 Drawn: RS
 Scale: 1:2000



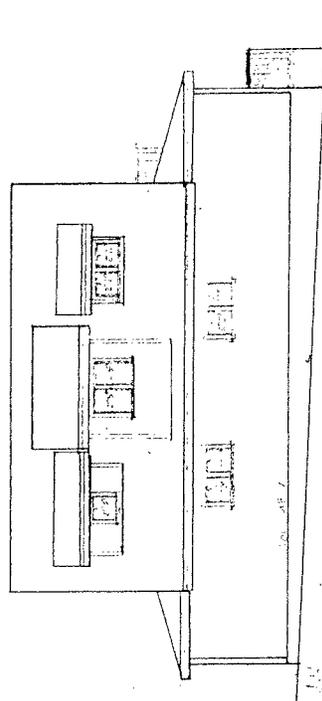
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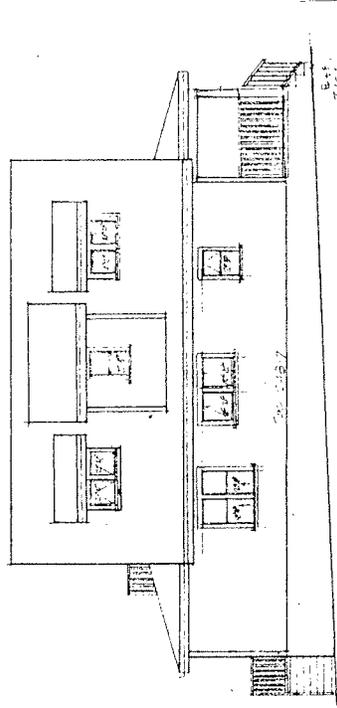
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2669 VANNESSE AVE.

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2671 VANNESSE AVE.

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