



ADMINISTRATIVE REPORT

Report Date: November 26, 2008
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 07789
VanRIMS No.: 08-2000-20
Meeting Date: December 16, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 399 East Pender Street

RECOMMENDATION

THAT the revised form of development for the CD-1 zoned site known as 399 East Pender Street (485 Dunlevy Avenue being the application address) be approved generally as illustrated in the Development Application Number DE412184, prepared by Y.M. May Lee Architect, and stamped "Received, Community Service Group, Development Services, November 18, 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 the original form of development for this site.

PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the revised form of development for the above-noted CD-1 zoned site.

BACKGROUND

At a Public Hearing on July 29, 1993, City Council approved a rezoning of this site from Two-Family Dwelling District (RT-3) to Comprehensive Development District (CD-1). Council also approved, in principle, the form of development for these lands. CD-1 By-law No. 7230 was enacted on November 9, 1993.

Council approved the original form of development in 1994 as part of the review of Development Permit Number DE216196.

At a subsequent Public Hearing on March 15, 2005, Council approved an amendment to the CD-1 By-law to permit an increase in building height from four (4) to five (5) storeys. Amending By-law No. 9084 was enacted on July 19, 2005.

The site is located at the northwest corner of East Pender Street and Dunlevy 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 DE412184. This approval was subject to various conditions, including Council's approval of the revised form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The site consists of an existing Church (Vancouver Chinese Mennonite Church at 375 East Pender) and a senior's residence (485 Dunlevy Avenue) which was constructed in 1994 after the initial rezoning (DE216196). The development provides thirty-two (32) senior's residential units, seventeen (17) off-street parking spaces, and one off-street loading area. The current proposal involves interior and exterior alterations and the addition of a new amenity room on the fifth floor of the senior's residence.

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

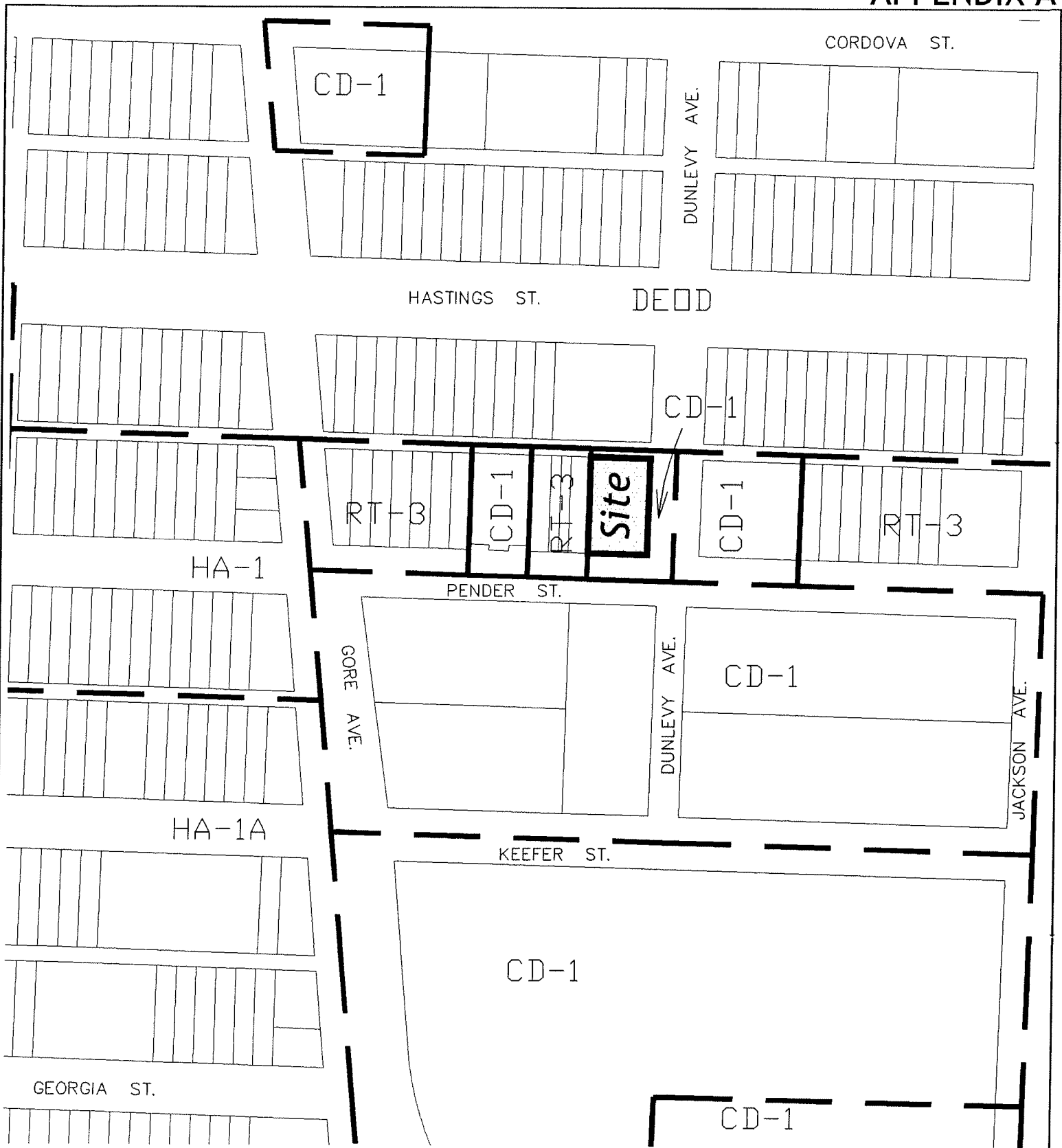
There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE412184, subject to various conditions to be met prior to the issuance of the Development Permit. One of these conditions is that the revised form of development first be approved by Council.

* * * * *

APPENDIX A

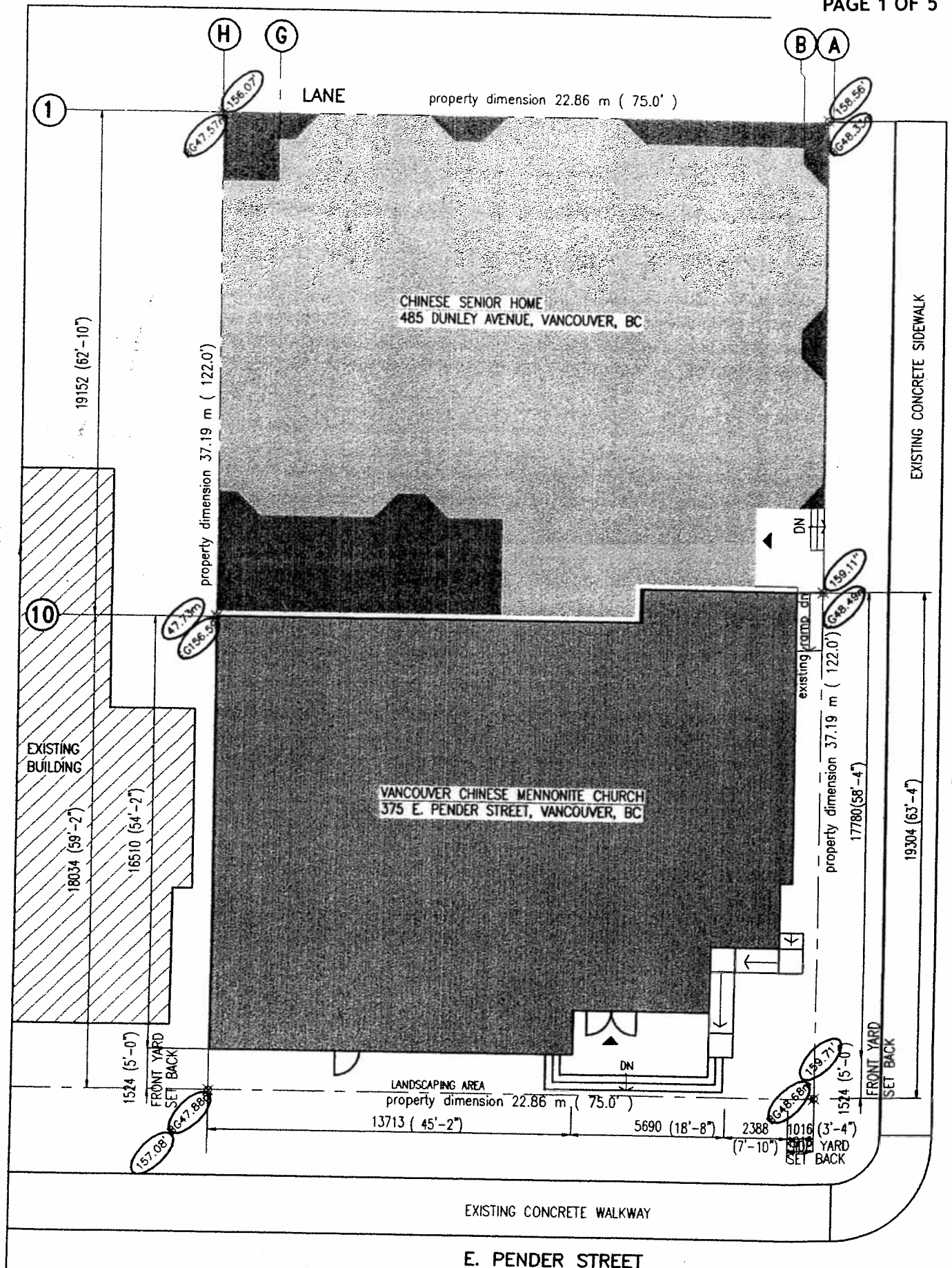


--- ZONING BOUNDARY



Site: 399 E Pender, DE 412184
City of Vancouver Planning Department

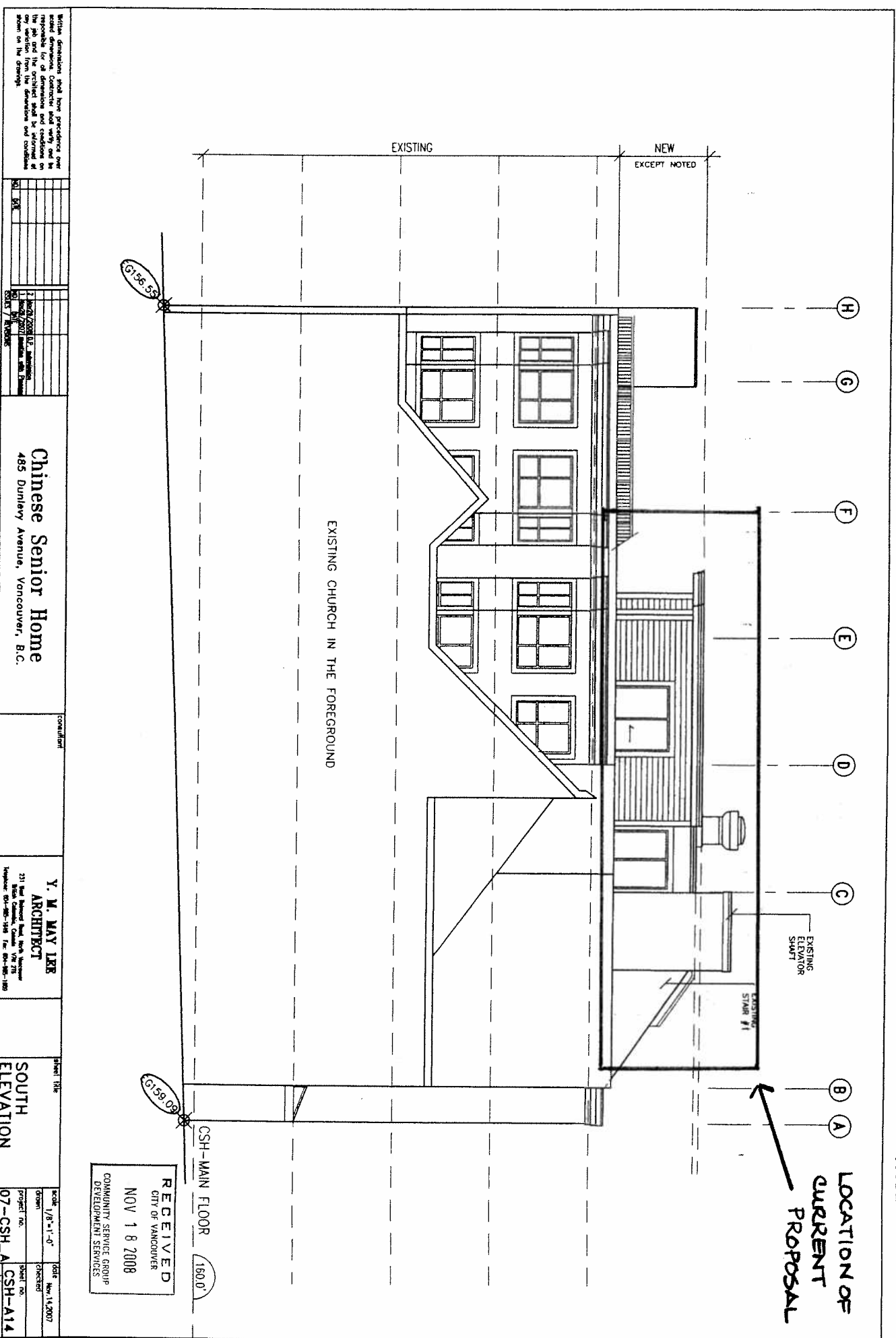
Date: 2008 November 25
Drawn: RS
Scale: 1:2000



Written dimensions shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the architect shall be informed at any variation from the dimensions and conditions shown on the drawings.

NO.	DATE	ISSUES / REVISIONS

Chinese Senior Home
485 Dunlevy Avenue, Vancouver, B.C.



Written dimension shall have precedence over graphic dimension. The drafter is responsible for all dimensions and conditions of the job and the architect shall be informed of any variation from the dimensions and conditions shown on the drawings.

NO.	DATE	DESCRIPTION
1	10/20/2008	1.2. Additions
2	10/20/2008	2. Additions
3	10/20/2008	3. Additions
4	10/20/2008	4. Additions
5	10/20/2008	5. Additions
6	10/20/2008	6. Additions
7	10/20/2008	7. Additions

Chinese Senior Home
485 Dunlavy Avenue, Vancouver, B.C.

consultant

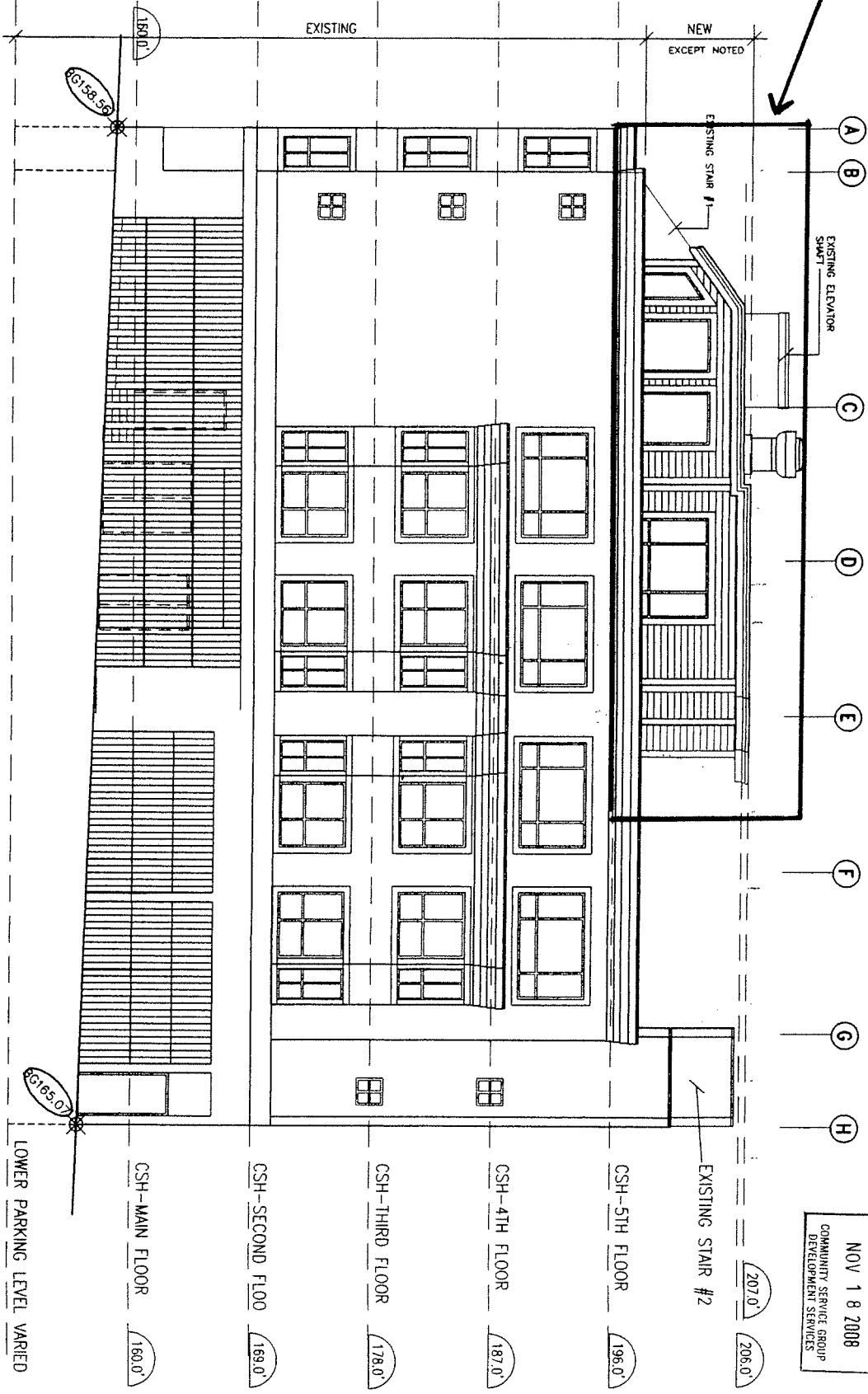
Y. M. MAY LEE
ARCHITECT
231 West Broadway Street, Suite 100, Vancouver
British Columbia, Canada V6B 2T6
Telephone: 604-681-1148 Fax: 604-681-1180

Sheet Title
SOUTH ELEVATION

Scale	1/8" = 1'-0"	Date	Nov 14, 2007
Drawn		Checked	
Project No.	07-CSH_A	Sheet No.	CSH-A14
07-CSH_A-A4_TO_A17.DWG			

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**LOCATION OF
CURRENT PROPOSAL**



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Notes: Dimensions shall have precedence over noted dimensions. Contractor is responsible for all dimensions and conditions on the job and the architect shall be informed of any discrepancies from the dimensions and conditions shown on the drawings.

NO.	DATE	DESCRIPTION
1	10/21/2008	02 amendments
2	10/22/2008	amendments with Division
3	10/23/2008	amendments

Chinese Senior Home
485 Dunlavy Avenue, Vancouver, B.C.

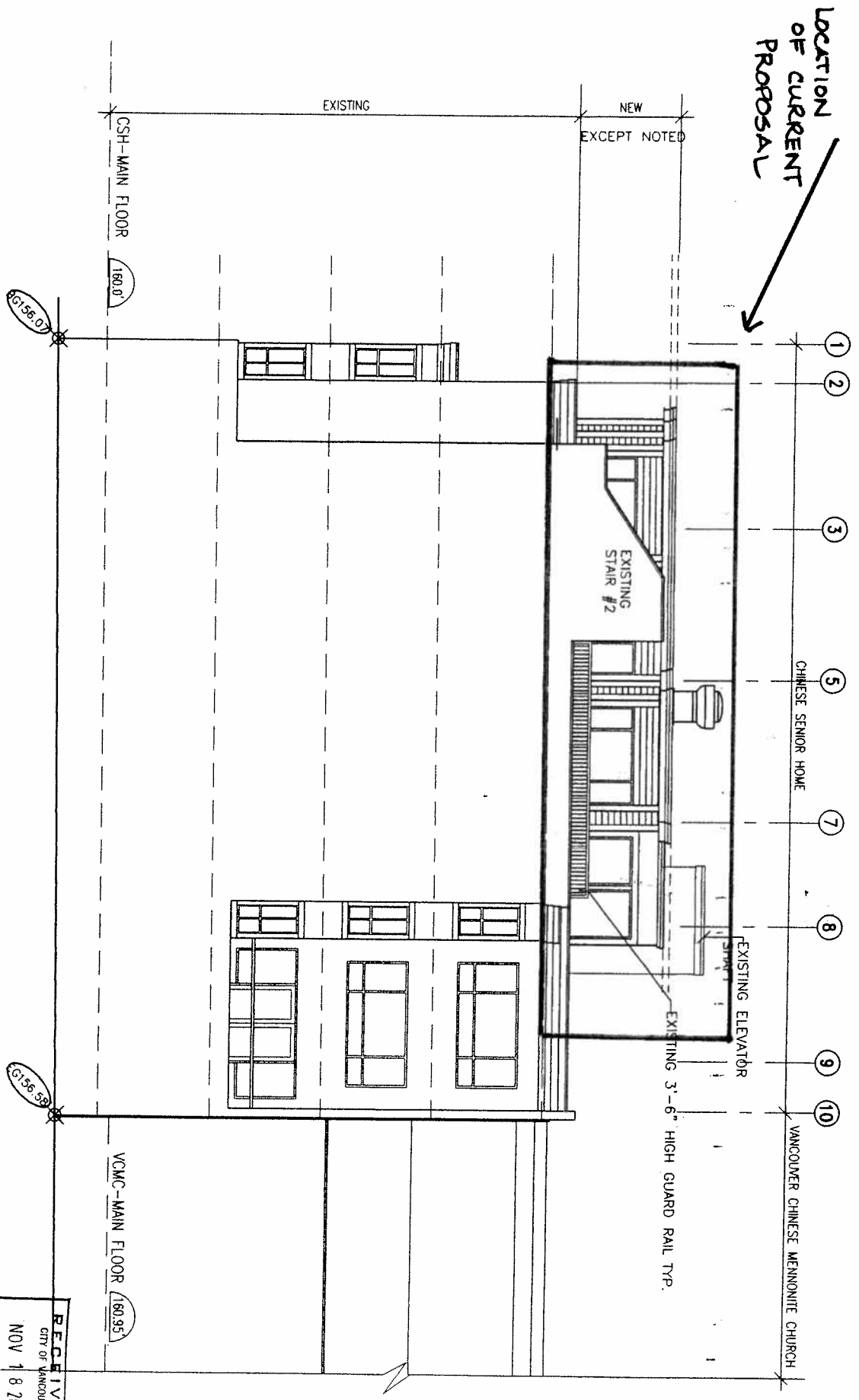
consultant
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231 West Broadway, Suite 700
Vancouver, BC V6C 1K7
Telephone: 604-255-1199 Fax: 604-255-1198

sheet title
**NORTH
ELEVATION**

scale	1/8"=1'-0"	date	Nov 14, 2007
drawn		checked	
project no.	07-CSH_A	sheet no.	CSH-A15
revision		revision	

07-CSH_A-A4_TO_A17.DWG

LOCATION
OF CURRENT
PROPOSAL



Notes: dimensions shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the architect shall be informed of any discrepancies. Dimensions and conditions shown on the drawings.

NO.	DATE	DESCRIPTION
1	10/24/2007	REVISED
2	10/24/2007	REVISED
3	10/24/2007	REVISED
4	10/24/2007	REVISED
5	10/24/2007	REVISED
6	10/24/2007	REVISED
7	10/24/2007	REVISED
8	10/24/2007	REVISED
9	10/24/2007	REVISED
10	10/24/2007	REVISED

Chinese Senior Home
485 Dunlavy Avenue, Vancouver, B.C.

consultant

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Sheet 135
**WEST
ELEVATION**

scale: 1/8"=1'-0"
drawn: [blank]
project no: 07-CSH_A
sheet no: CSH-A17

RECEIVED
CITY OF VANCOUVER
NOV 18 2008
COMMUNITY SERVICE GROUP
DEVELOPMENT SERVICES

07-CSH_A-A4_T0_A17.DWG