



# A2

## ADMINISTRATIVE REPORT

Report Date: January 14, 2009  
Contact: Andrea Law  
Contact No.: 604.871.6120  
RTS No.: 07844  
VanRIMS No.: 08-2000-20  
Meeting Date: February 3, 2009

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Form of Development: 3146 Kings Avenue

### RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as Kings Avenue and Rupert Street (3146 Kings Avenue being the application address) be approved generally as illustrated in the Development Application Number DE412411, prepared by Fuho Design Ltd., and stamped "Received, Community Service Group, Development Services, September 4, 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 the *Charter* requirements, this report seeks Council's approval for this portion of the above-noted CD-1 site.

## **BACKGROUND**

At a Public Hearing on February 11, 1988, City Council approved a rezoning of this site from Single-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. 6320 was enacted on March 22, 1988. Companion Guidelines (29<sup>th</sup> Avenue Station Area Guidelines for CD-1 By-law No. 6320) were also adopted by Council at that time. A further amendment, limiting balcony enclosures to 50 percent of the provided balcony area was approved after a Public Hearing on September 12, 1995. Amending By-law No. 7515 was enacted January 11, 1996.

The site is located on the south side of Kings Avenue and backs on to the Vanness Avenue Skytrain Right-of-Way; with Rupert Street to the east and Manor 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 DE412411. 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 construction of a three-storey, multiple dwelling building containing three dwelling units and an accessory building (garage) providing parking for two vehicles. An additional surface parking space is provided.

When the site was rezoned in 1988, the regulations of the day were 'frozen' in terms of the RM-4 District Schedule. The proposed development has been assessed against the RM-4 District Schedule in effect in 1988, as well as 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'.

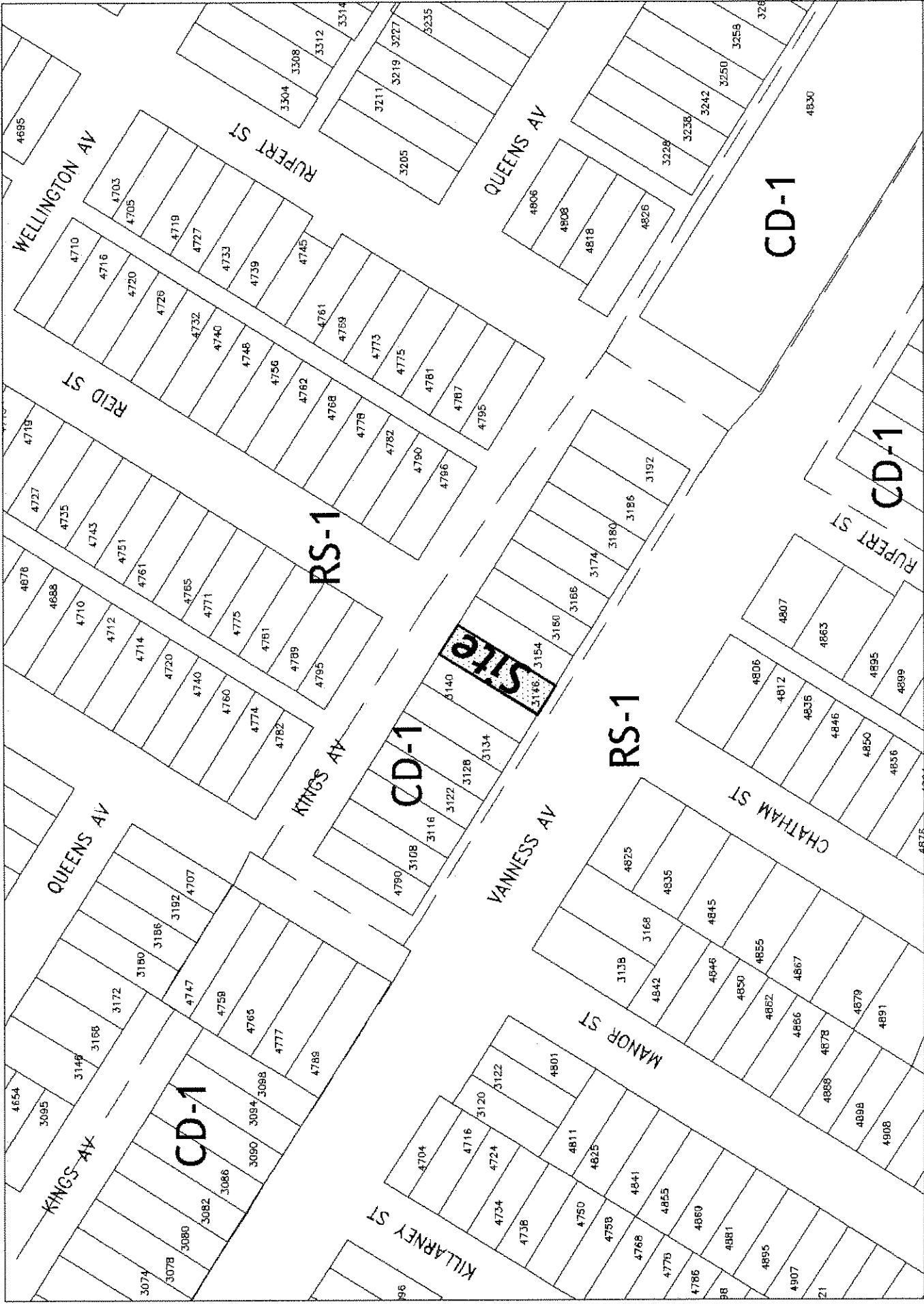
## **FINANCIAL IMPLICATIONS**

There are no financial implications.

## **CONCLUSION**

The Director of Planning has approved Development Application Number DE412411, 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 City Council.

\* \* \* \* \*



Site, Surrounding Zoning  
**3146 Kings Avenue**  
**DE412411**



City of Vancouver



APPENDIX 'B'  
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3148 KINGS AVENUE LOT 9 OF LOT C BLK 29 TO 34 D.L. 36 8.31 PL. 2197

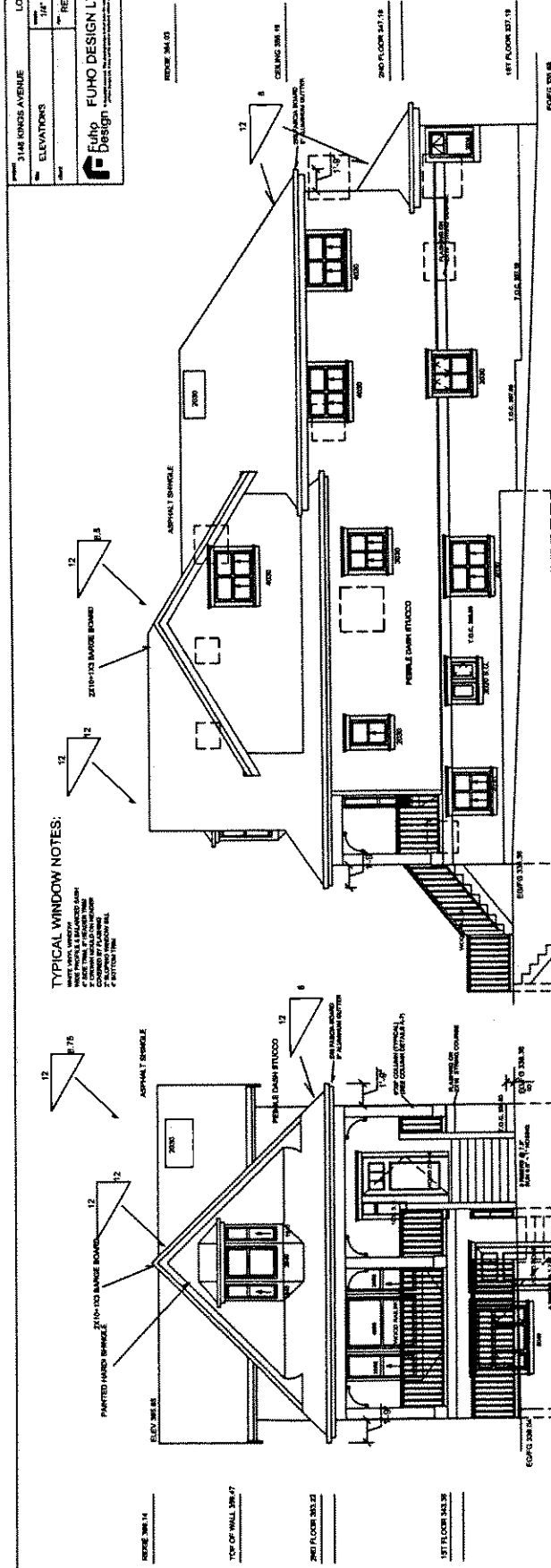
ELEVATIONS  
REV. 1  
REV. 1  
REV. 1

DATE: 2008  
BY: [Signature]  
DATE: 2008  
BY: [Signature]

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TYPICAL WINDOW NOTES:

- 1. WEST WINDOW & BALANCED LIGHT
- 2. 2000 SERIES WINDOW
- 3. 2000 SERIES WINDOW
- 4. 2000 SERIES WINDOW
- 5. 2000 SERIES WINDOW
- 6. 2000 SERIES WINDOW
- 7. 2000 SERIES WINDOW
- 8. 2000 SERIES WINDOW
- 9. 2000 SERIES WINDOW
- 10. 2000 SERIES WINDOW
- 11. 2000 SERIES WINDOW
- 12. 2000 SERIES WINDOW



MATERIAL & COLOUR

1. ROOF - ASPHALT SHINGLE - BLACK
  2. CLADDING - PEBBLE DASH STUCCO - VAN DUSEN BLUE HC198
  3. WINDOW - WHITE VINYL, WOOD PROFILE AND BALANCED BASH
  4. 4" SOFFIT TRIM - CLOUD WHITE CC-40
  5. 4" BOTTOM TRIM - CLOUD WHITE CC-40
  6. 4" CORNER TRIM - CLOUD WHITE CC-40
  7. 4" FASCIA - 2X4 - CLOUD WHITE CC-40
  8. 4" GUTTER - 4" ALUM. BUTTER
  9. 4" STRING BOARD - 2X10 - 1X3 - CLOUD WHITE CC-40
  10. 4" STRING BOARD - 2X10 - 1X3 - CLOUD WHITE CC-40
  11. 4" HANDRAIL & BALUNDRAL - 2X8 C&G 204 TOP RAIL - 2X10 PICKETS (SEE DETAILS A-7) - CLOUD WHITE CC-40
  12. 4" ALL SOFFITS, INCLUDING THOSE AT PORCHES, TO BE WOOD - NATURAL STAIN, WOOD SOFFIT MAY BE PAINTED BEAUMONT OR PARALLEL TO FASCIA, 2" CONTIGUOUS VENT SCREEN
- ALL PAINT: BEAUMONT MOORE

SPATIAL CALCULATION

SETTING	SYSTEM	UNOBTAINED OPENING
WEST ELEV	1.01M	17% 110.0R 94.0

SPATIAL CALCULATION

SETTING	SYSTEM	UNOBTAINED OPENING
EAST ELEV	1.57M	10.0R 18% 185.0R 104.0

WEST ELEVATION

EAST ELEVATION

FRONT ELEVATION

REAR ELEVATION