

LATE DISTRIBUTION FOR COUNCIL - MARCH 3, 2008

A7



ADMINISTRATIVE REPORT

Report Date: March 3, 2009
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 07947
VanRIMS No.: 08-2000-20
Meeting Date: March 3, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 3158 Celtic Avenue

RECOMMENDATION

THAT the form of development for this portion of the site known as 2950 Celtic Avenue (3158 Celtic Avenue being the application address) be approved generally as illustrated in the Development Application Number DE412459, prepared by Margot Innes Consultants, and stamped "Received, Community Service Group, Development Services, February 16, 2009", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the 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.

BACKGROUND

At a Public Hearing on July 12, 2005, this rezoning application was concluded and Council agreed to refer the staff summation, Council discussion and decision to the next regular Council meeting. On July 19, 2005, Council approved a rezoning of this site from Residential Agricultural District (RA-1) to Comprehensive Development District (CD-1). Council also approved in principle, the form of development for these lands. CD-1 By-law No. 9193 was enacted on November 23, 2005. Companion Guidelines (Celtic Avenue CD-1 Design Guidelines) were adopted by Council on November 29, 2005.

The site is located on the south side of Celtic Avenue with Carnarvon Street to the east and Balaclava 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 DE412459. 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 single family dwelling with an attached accessory building (garage) providing three (3) parking spaces, having vehicular access from Celtic Avenue.

The proposed development has been assessed against 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.

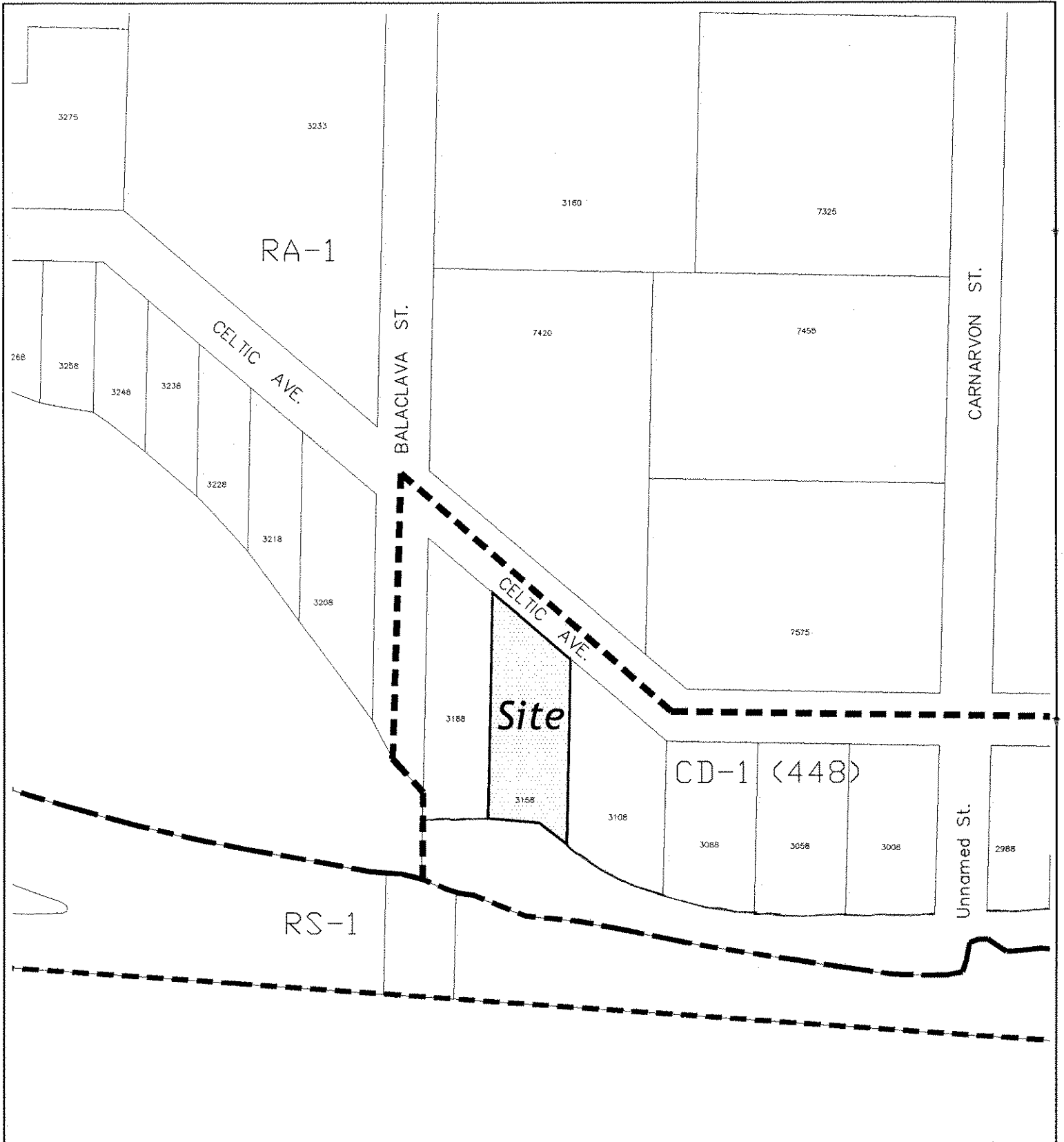
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Permit Application Number DE412459, 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.

* * * * *



----- ZONING BOUNDARY



Site: 3158 Celtic Avenue, CD-1 (448)
DE412459
City of Vancouver Planning Department

Date: 2009 February 19
Drawn: RS

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STATISTICS CD-1

REQUIRE - MAIN FLOOR	2424.50 SF	(1277000)
- UTILITY FLOOR	1018.75	(1750 ALLOWED)
- GARAGE	582.00	(4000 ALLOWED)
TOTAL	4025.25	

SITE SURVEY	5484.50	(3701.4 ALLOWED)
- GARAGE	582.00	
- PORCHES	497.20	
TOTAL	6563.70	

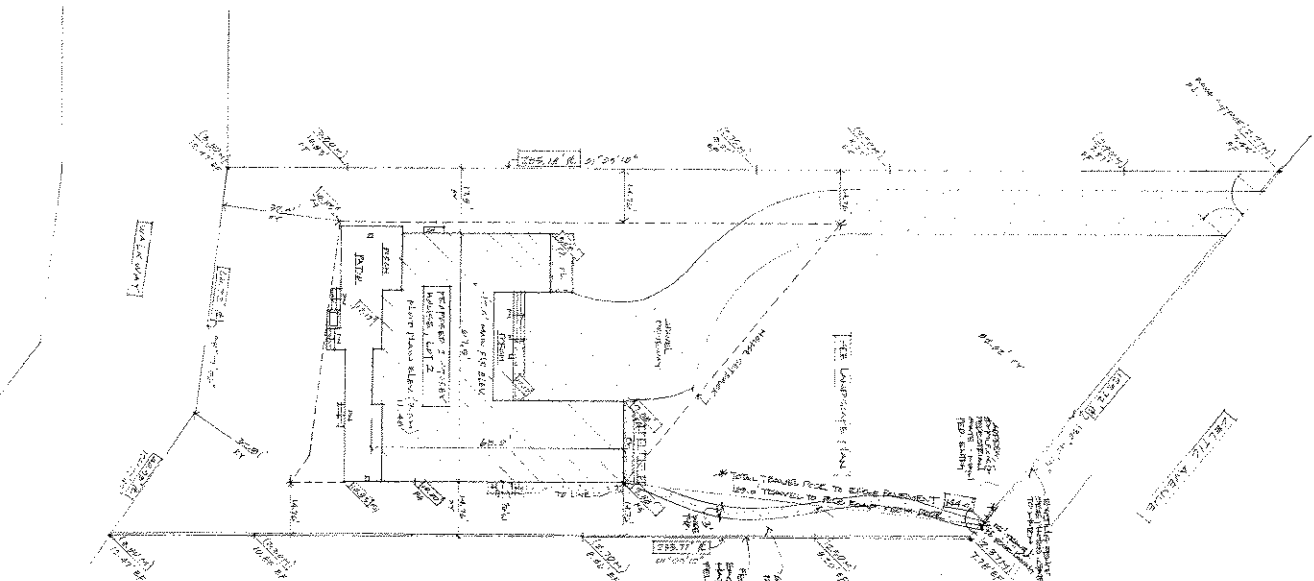
PEAKS - 4 PAGES - 457.20 (NOT RE-TRIGGER)

INTERVIEWS AREAS (SEE LAYOUT PLAN)	
FRONT SITE SURVEY	3443.50
PATIO & STEPS	544.07
SOUTH EASTERN REAR STEPPING CONCRETE	112.00
WEST SIDE	88.00
WEST SIDE	10.45
WEST SIDE	50.00
TOTAL	4250.02

For Design Review and Construction Approval, all dimensions are in feet and inches. All dimensions are rounded to the nearest 1/8" or 1/16".

Site Plan shall be prepared in accordance with the following:

- 1. All dimensions shall be in feet and inches.
- 2. All dimensions shall be rounded to the nearest 1/8" or 1/16".
- 3. All dimensions shall be in feet and inches.
- 4. All dimensions shall be rounded to the nearest 1/8" or 1/16".



SITE PLAN
1/16" = 1' = 0"

LOT 2, BLOCK 10,
DL 1047, TOWN OF SURREY

Metropac Interiors Consultants
Margaret Young, P. Eng.
72 - 5071 West Street
Vancouver, BC V6P 4K9
Tel: 604-271-0883
Fax: 604-271-0883
E-mail: myoung@metropac.com

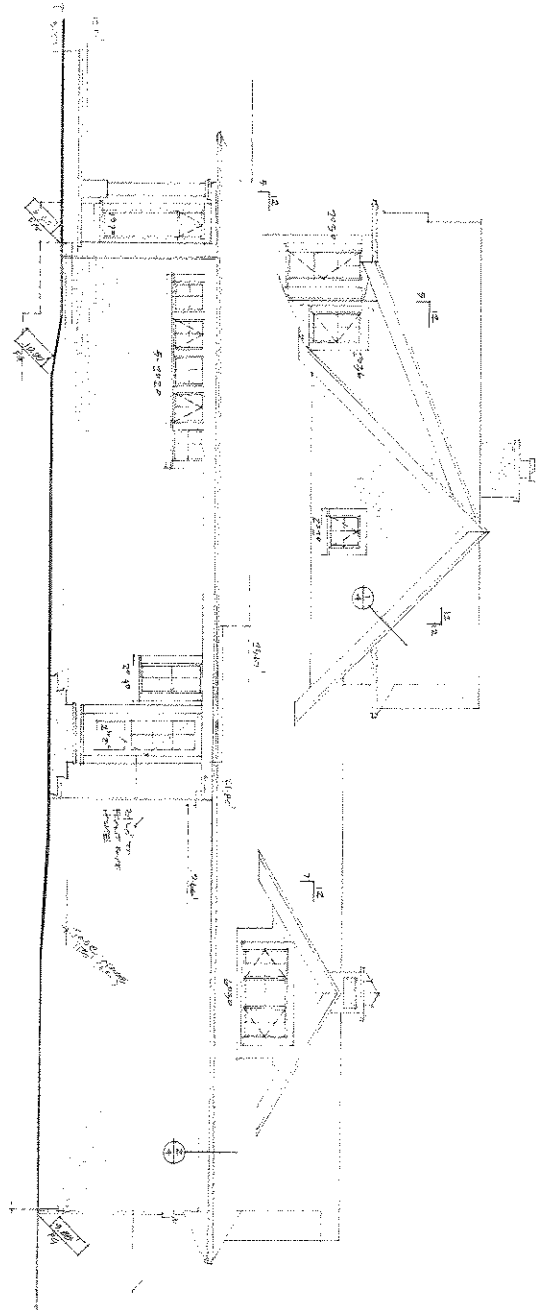
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Project: NEW HOUSE
Lot: LOT 2
M188 CENRIC AVENUE
CD-1 (448)

Author:	Ken Halderson
Client:	Metropac Interiors Consultants
Project Number:	
Scale:	1/16" = 1'
Date:	1/16/09
Sheet:	1 of 1

A-1 of 8 (Areas)
! UNDERSTANDING
! BEHOLDING

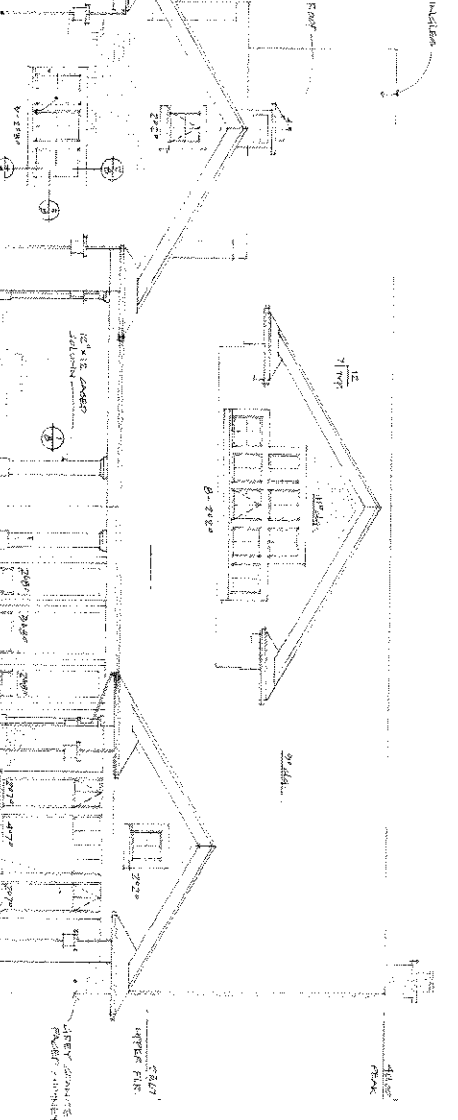
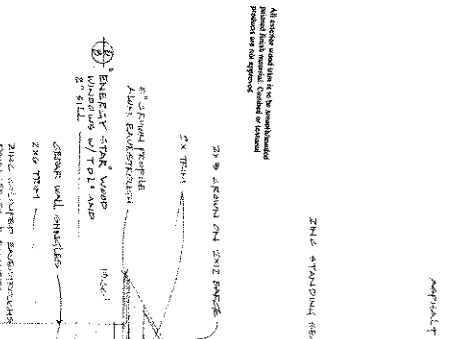
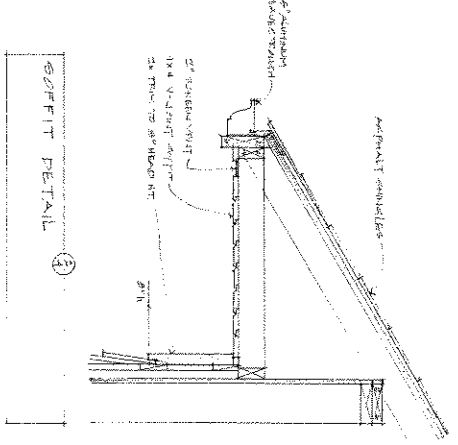
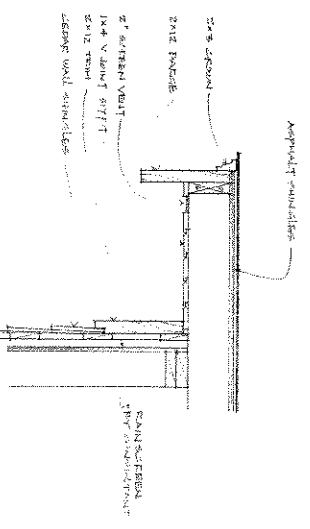
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EAST ELEVATION
1/4" = 1'-0"

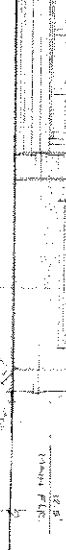
ASBESTOS SURVEY (2 HRS) RESULTS: SU228 = 0.005 (21/10 ALLOWED)
1537 US WALS

PARTE DETAIL
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

PARTE DETAIL
1/4" = 1'-0"



HEAT USE AROUND WINDOW WITH

WEST ELEVATION
1/4" = 1'-0"

PARTE DETAIL
1/4" = 1'-0"

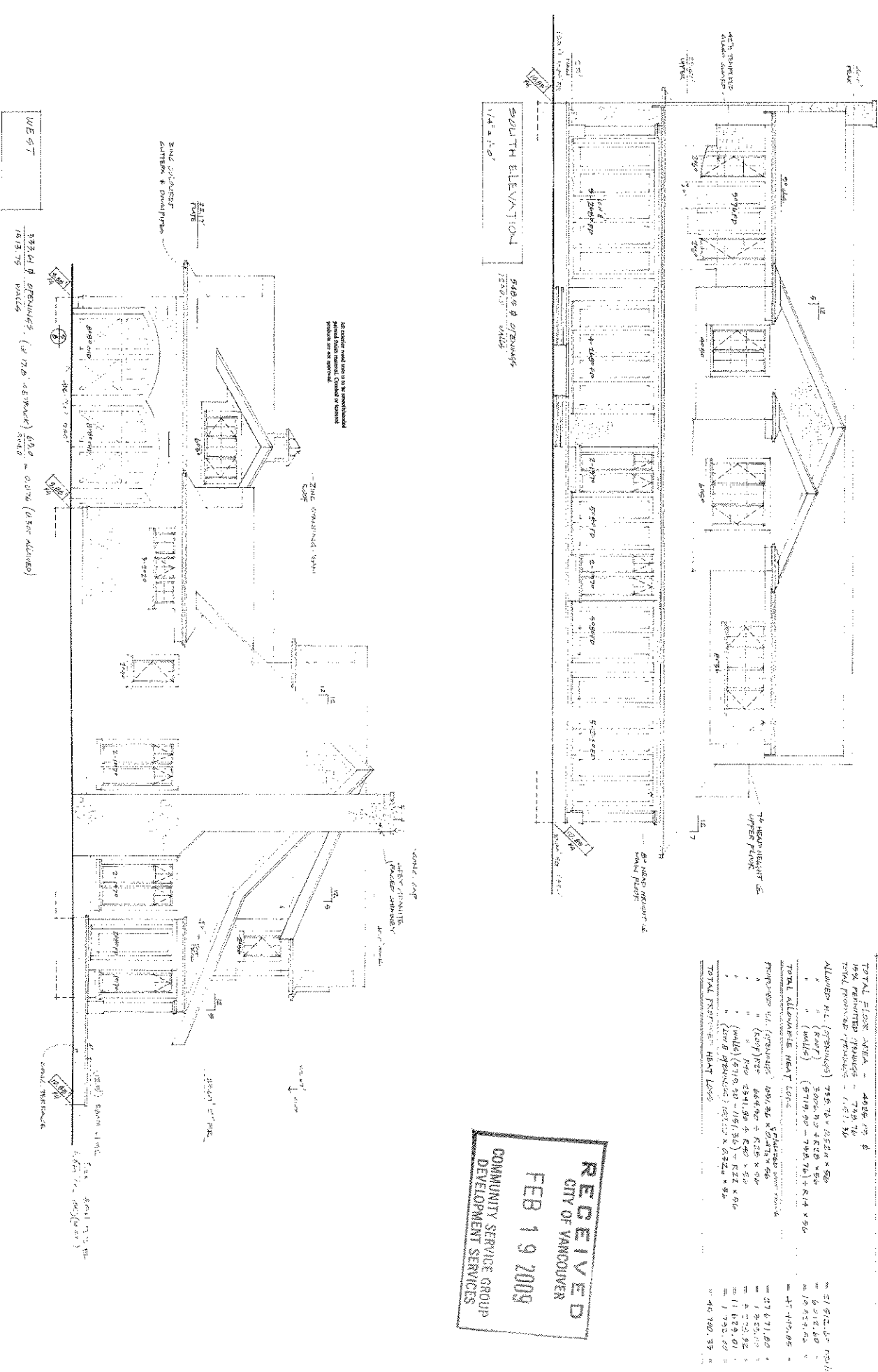


HEAT USE AROUND WINDOW WITH

HEAT LOSS CALC'S

TOTAL FLOOR AREA -	4088.09 sq ft
15% PERMITTED STAIRS -	738.76
TOTAL PERMITTED FLOOR AREA -	1751.33
ALLOWED HL (PERMITTED)	738.76 x 0.55 = 406.32
" (ENTR)	3300.00 x 0.50 = 1650.00
" (WALL)	(3719.00 - 738.76) x 0.14 = 454.92
TOTAL ALLOWABLE HEAT LOSS	2761.24
PERMITTED HL (PERMITTED)	1091.96 x 0.55 = 599.58
" (ENTR)	664.00 x 0.50 = 332.00
" (WALL)	(3341.80 - 664.00) x 0.14 = 408.65
" (ROOF)	(8718.00 - 1011.50) x 0.12 = 970.26
TOTAL PERMITTED HEAT LOSS	1910.49

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WEST

33341 B STAIRS (1710' STAIRS) 690' = 0.070 (0.30% ALLOWED)
1813.75 WALLS