



A12

ADMINISTRATIVE REPORT

Report Date: June 2, 2009
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 08157
VanRIMS No.: 08-2000-20
Meeting Date: June 16, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 2938 Celtic Avenue

RECOMMENDATION

THAT the form of development for this portion of the site known as 2950 Celtic Avenue (2938 Celtic Avenue being the application address) be approved generally as illustrated in the Development Application Number DE412875, prepared by Ted Murray Architect Inc., and stamped "Received, Community Service Group, Development Services, April 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.

At a subsequent Public Hearing on May 19, 2009, Council approved an amendment to the CD-1 By-law to allow exclusions for areas of floor below sloping roof rafters in the by-law provisions for calculating floor space. The amending by-law is scheduled for enactment later this day in Council Chambers.

The site is located on the south side of Celtic Avenue with Carnarvon Street to the west and McCleery Street to the east. 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 DE412875. 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 original rezoning allowed for the reconfiguration of the site to accommodate a twelve (12) lot single-family residential development. This proposal involves the construction of a single-family dwelling with an attached accessory building (garage), providing three parking spaces having vehicular access from Celtic Avenue.

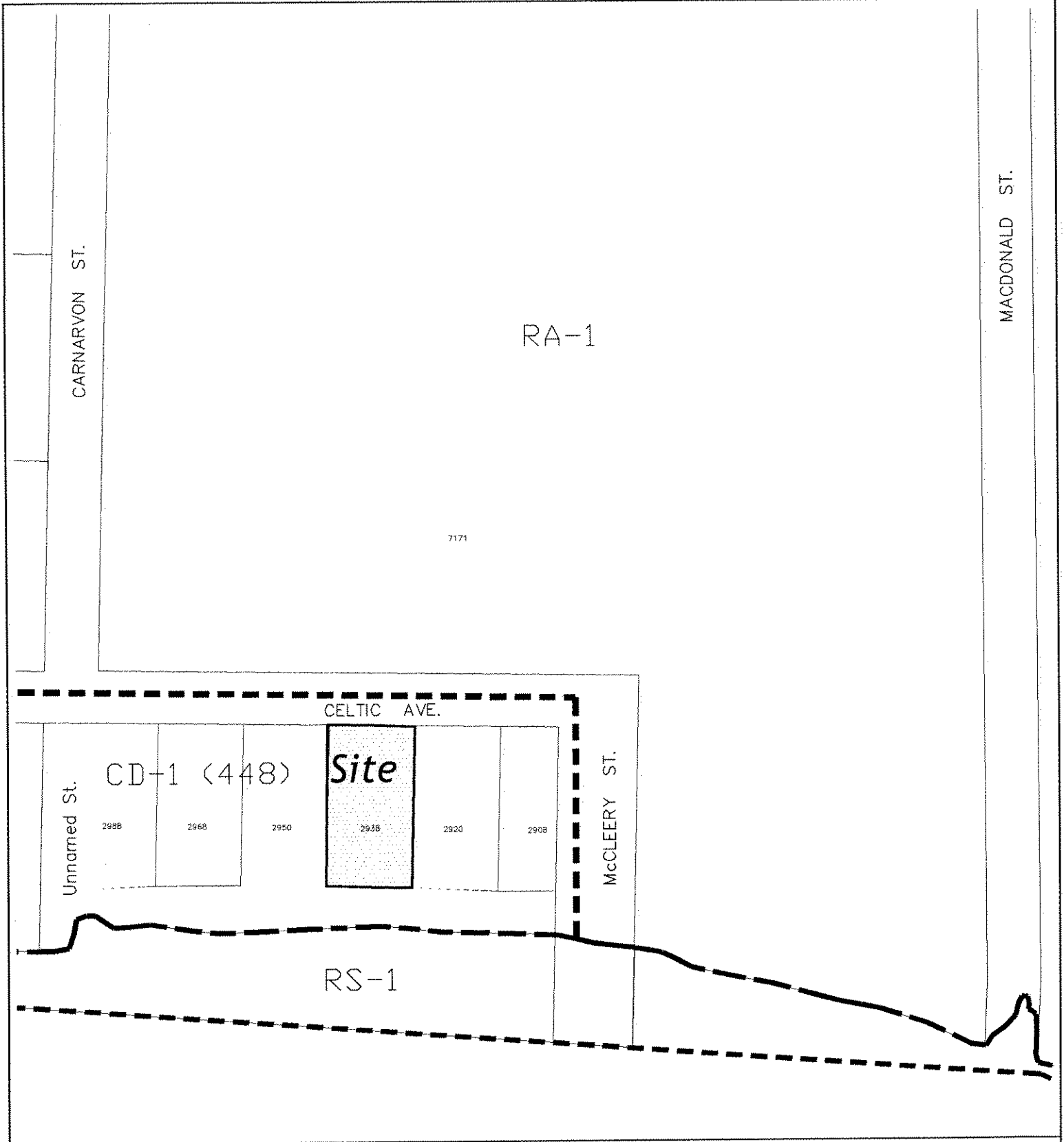
Simplified plans, including a Site Plan and Elevations of the proposal, have been included in Appendix 'B'.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Permit Application Number DE412875, 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.

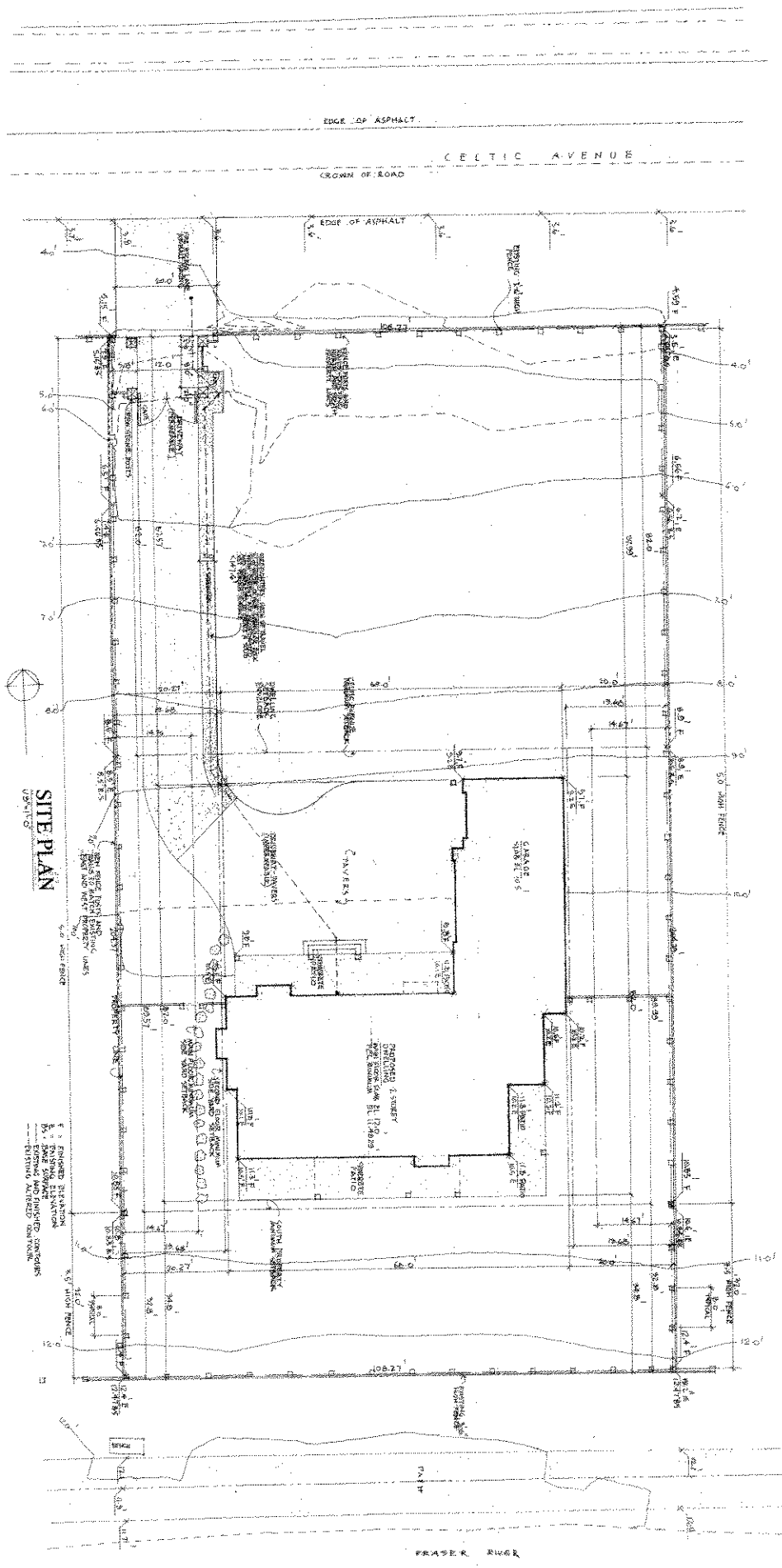


----- ZONING BOUNDARY



Site: 2938 Celtic Avenue, DE412875
City of Vancouver Planning Department

Date: 2009 May 27
Drawn: RS



SITE PLAN

1. 3' FINISHED GRAVELLION
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Construction

Legal Lot 16, Block 4, District 14, City of Vancouver
New Vancouver Council, 1974-75
Zoning: R-1000
Use: City Family Dwelling
Site Area: 22,174 sq ft

DESCRIPTION	AMOUNT
2nd Floor	2,000 sq ft
1st Floor	1,500 sq ft
Basement	1,500 sq ft
Garage	1,500 sq ft
Driveway	1,500 sq ft
Pool	1,500 sq ft
Deck	1,500 sq ft
Stairs	1,500 sq ft
Roof	1,500 sq ft
Foundation	1,500 sq ft
Interior	1,500 sq ft
Exterior	1,500 sq ft
Site Work	1,500 sq ft
Permit Fees	1,500 sq ft
Professional Fees	1,500 sq ft
Construction Costs	1,500 sq ft
Contingency	1,500 sq ft
Total	1,500 sq ft

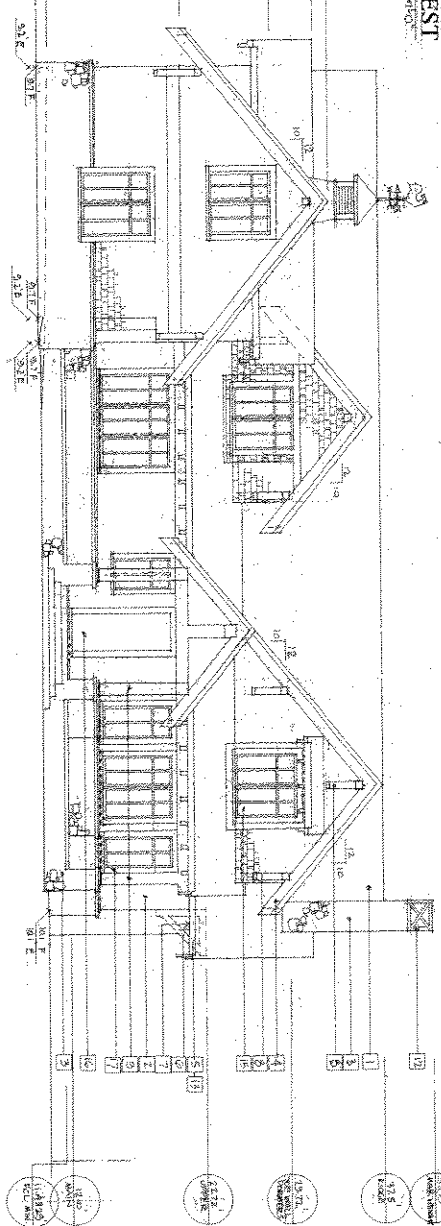
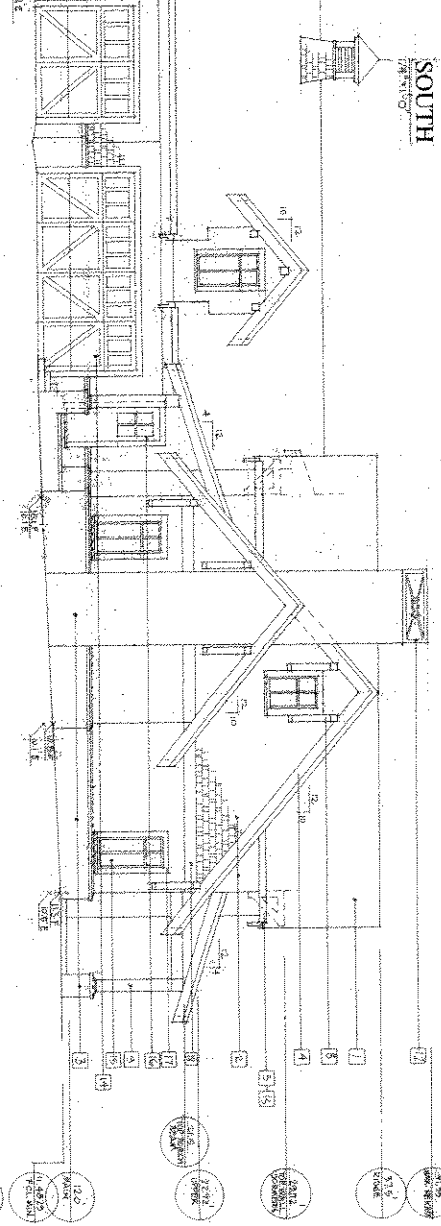
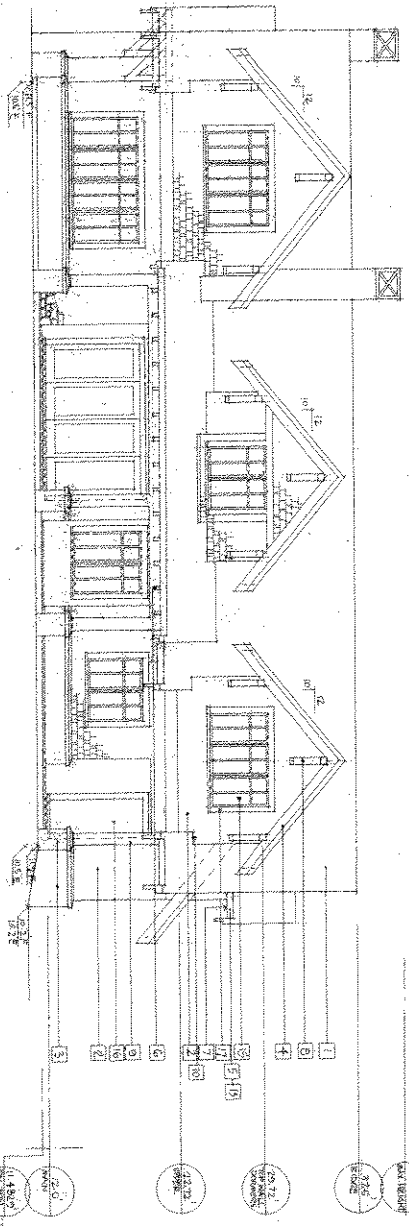
NOTES

1. The proposed building is of a moderate size relative to the lot and is designed to provide a high quality of living. The design is based on a modern interpretation of traditional forms, emphasizing a sense of scale and proportion. The building is designed to be a high quality of living, emphasizing a sense of scale and proportion. The building is designed to be a high quality of living, emphasizing a sense of scale and proportion.

2. The lot is situated in a residential area and is surrounded by other residential buildings. The building is designed to be a high quality of living, emphasizing a sense of scale and proportion. The building is designed to be a high quality of living, emphasizing a sense of scale and proportion.

3. The building is designed to be a high quality of living, emphasizing a sense of scale and proportion. The building is designed to be a high quality of living, emphasizing a sense of scale and proportion. The building is designed to be a high quality of living, emphasizing a sense of scale and proportion.

- Exterior Finishes
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|----|------------------------|-----------------------------|----------------------|
| 1 | roofing | stained asphalt shingles | dark black |
| 2 | wall cladding | stained cedar wall shingles | blue grey and popper |
| 3 | stone cladding and gip | stained oak gip and stone | off white |
| 4 | off white | stained wood 2x8 | off white |
| 5 | faux boards | stained wood 2x8 | off white |
| 6 | rafters and eals | stained wood 2x12 | off white |
| 7 | rafters | stained wood 2x12 | off white |
| 8 | off white | stained wood 2x12 | off white |
| 9 | stone and beams | stained wood 2x12 | off white |
| 10 | roof work | pre-painted metal | black grey |
| 11 | faux boards | pre-painted metal | light grey |
| 12 | stained wood | stained wood windows | stained 8x |
| 13 | stained wood | stained wood windows | off white |
| 14 | stained wood | stained wood windows | off white |
| 15 | stained wood | stained wood windows | off white |
| 16 | stained wood | stained wood windows | off white |
| 17 | stained wood | stained wood windows | off white |
| 18 | stained wood | stained wood windows | off white |



Exterior Finishes

1	roofs	laminated asphalt shingles	dark black
2	wall cladding	vertical cedar wall shingles	blue grey
3	stone facing and cap	square cut granite from 4" thick layer and sand pepper	
4	large boulders	natural wood 2x8 on 2x12	off white
5	small boulders	natural wood 2x8	off white
6	rafters and ribs	stained wood 3x12	off white
7	rafters	stained wood 1x4	off white
8	wood trusses	stained wood 2x6	off white
9	wood trusses	stained wood 2x12	off white
10	hangings	pre-painted metal	off white
11	roof vents	pre-painted metal	black
12	chimney caps	galvanized metal/ zinc	light grey
13	chimney caps	stained wood	black
14	gutter down	stained wood windows	black
15	windows	stained wood	black
16	screen doors	stained wood	black
17	windows - show trim	stained wood	black
18	trim (show)	stained wood	black

