



ADMINISTRATIVE REPORT

Report Date: August 24, 2009
Contact: Andrea Law
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RTS No.: 08282
VanRIMS No.: 08-2000-20
Meeting Date: September 8, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 709 SW Marine Drive

RECOMMENDATION

THAT the revised form of development for the CD-1 site known as 709 SW Marine Drive (formerly 750 West 70th Avenue) be approved generally as illustrated in the Development Application Number DE411387 prepared by Pacific Land Resource Group, and stamped "Received, Community Service Group, Development Services, April 8, 2009", provided that the Director of Planning may approve design changes that 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 the rezoning of this site was approved through a resolution of Council in 1968.

PURPOSE

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

BACKGROUND

A resolution of Council dated May 16, 1968, approved the rezoning of this site from an RM-3 Multiple Dwelling District to a CD-1 Comprehensive Development District.

The site is located on the southwest corner of West 70th Avenue and SW Marine Drive. 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 DP 46147 on October 2, 1968 to erect a gasoline filling station and retail store.

DISCUSSION

The current proposal involves a new Gasoline Station with a convenience store, surface parking and loading, and an attached car wash bay.

The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives; however, as motor vehicle wash was not included in the original approval of this CD-1 rezoning, the revised form of development must first be approved by City Council.

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 DE411387, 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 City Council.

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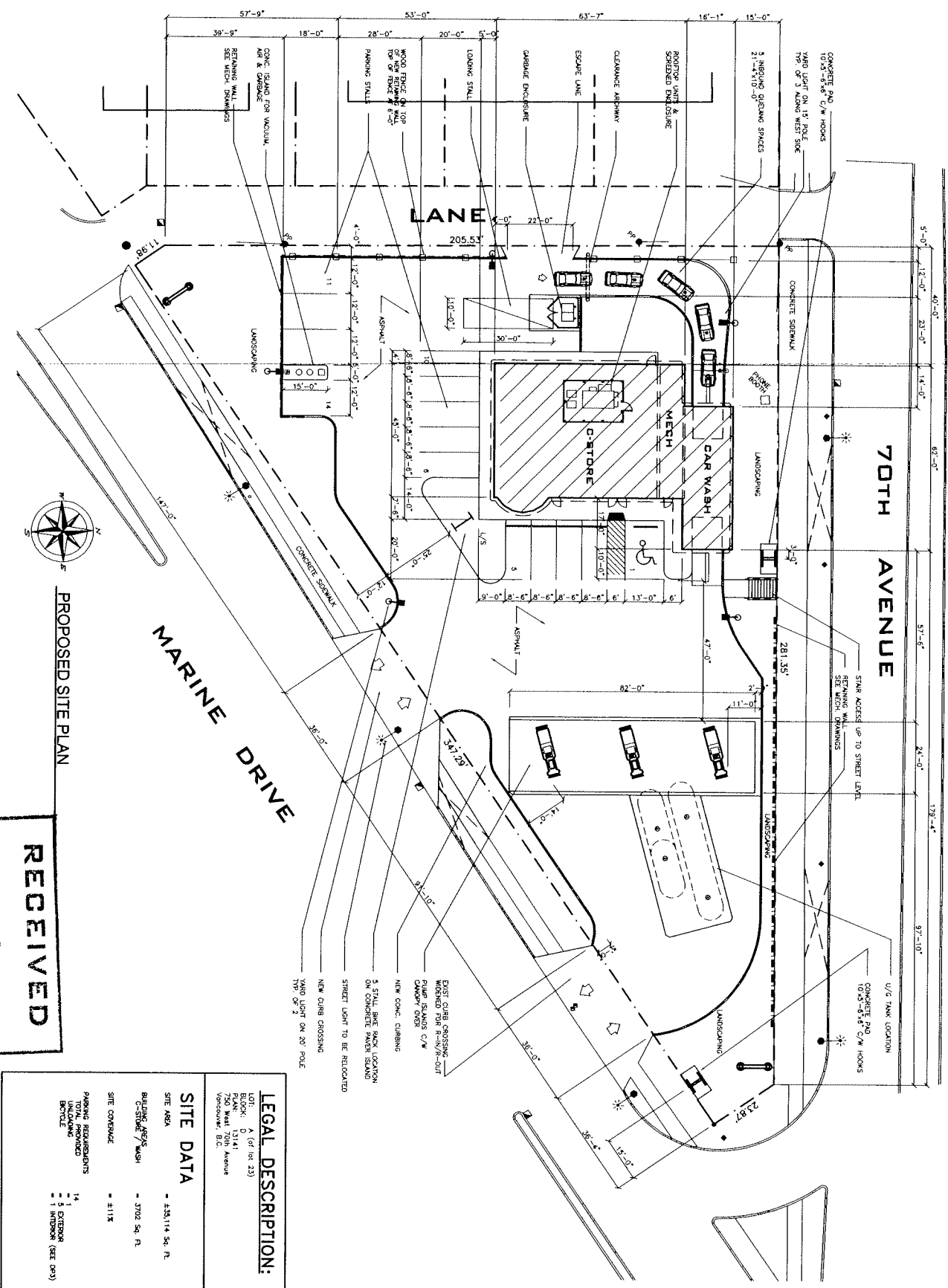


----- ZONING BOUNDARY



Site: 709 S.W. Marine Drive, CD-1 (51)
DE411387
City of Vancouver Planning Department

Date: 2009 August 11
Drawn: RS



PROPOSED SITE PLAN

MARINE DRIVE

70TH AVENUE

RECEIVED
JUL 23 2009
COMMUNITY SERVICES

LEGAL DESCRIPTION:

LOT: A (of lot 23)
BLOCK: 0 (1/4)
700 West 70th Avenue
Vancouver, B.C.

SITE DATA

SITE AREA = 5,311.14 sq. ft.
BUILDING AREA = 3,702 sq. ft.
C-STREET WASH = 1,111 sq. ft.
SITE COVERAGE = 14.1%
TOTAL PERMITTED = 14
TOTAL EXISTING = 5 EXTERIOR
TOTAL EXISTING = 1 INTERIOR (SEE DRS)

DATE	DESCRIPTION
02/05/09	ISSUED FOR APPROVAL
02/05/09	ADDED LANDSCAPING
02/05/09	REVISED FOR PERMITS
02/05/09	REVISED FOR CITY COMMENTS
02/05/09	UPDATED PARKING STALL COUNT

Husky Market
PROPOSED HUSKY
70th Avenue & Marine Drive Vancouver, B.C.

CORMODE & DICKSON
Construction (1982) Ltd.

PROPOSED SITE PLAN

DP1

