



## ADMINISTRATIVE REPORT

Report Date: August 24, 2009  
Contact: Andrea Law  
Contact No.: 604.871.6120  
RTS No.: 08289  
VanRIMS No.: 08-2000-20  
Meeting Date: September 8, 2009

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Form of Development: 311 East 33<sup>rd</sup> Avenue

### *RECOMMENDATION*

THAT the form of development for the CD-1 site known as 311 E. 33<sup>rd</sup> Avenue be approved generally as illustrated in the Development Application Number DE412351 prepared by Hywel Jones Architect, and stamped "Received, Community Service Group, Development Services, February 9, 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 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 the form of development for this above-noted CD-1 site.

### *BACKGROUND*

At a Public Hearing on April 15, 2008, City Council approved a rezoning of this site from RS-1 (One Family Dwelling) District to CD-1 (Comprehensive Development) District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 9741 was enacted on October 28, 2008.

The site is located on the north side of 33<sup>rd</sup> Avenue between Sophia Street and Prince Edward Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

### *DISCUSSION*

The proposal involves the construction of a 24-unit townhouse complex contained within 6 buildings, over 1 level of underground parking.

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'.

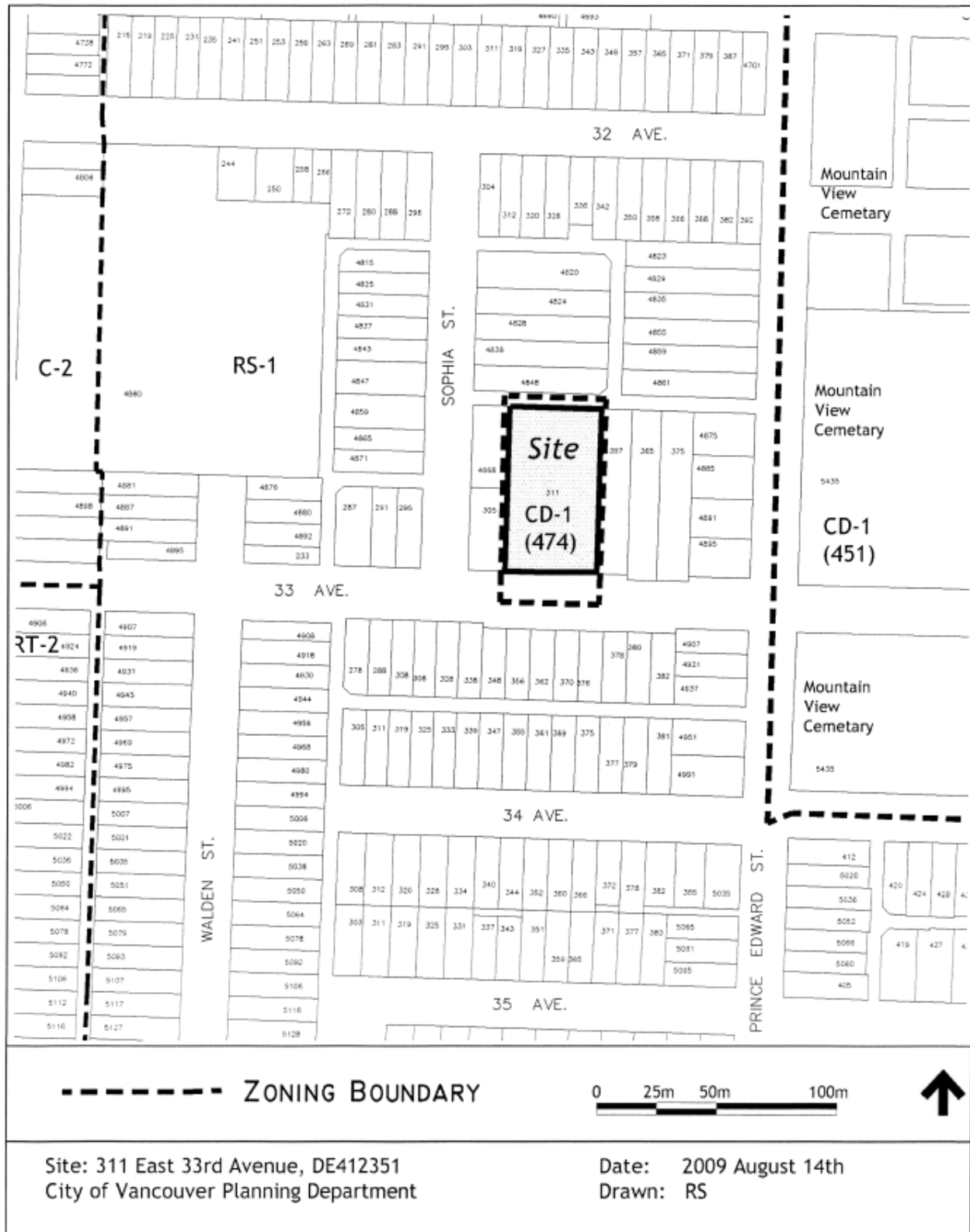
### *FINANCIAL IMPLICATIONS*

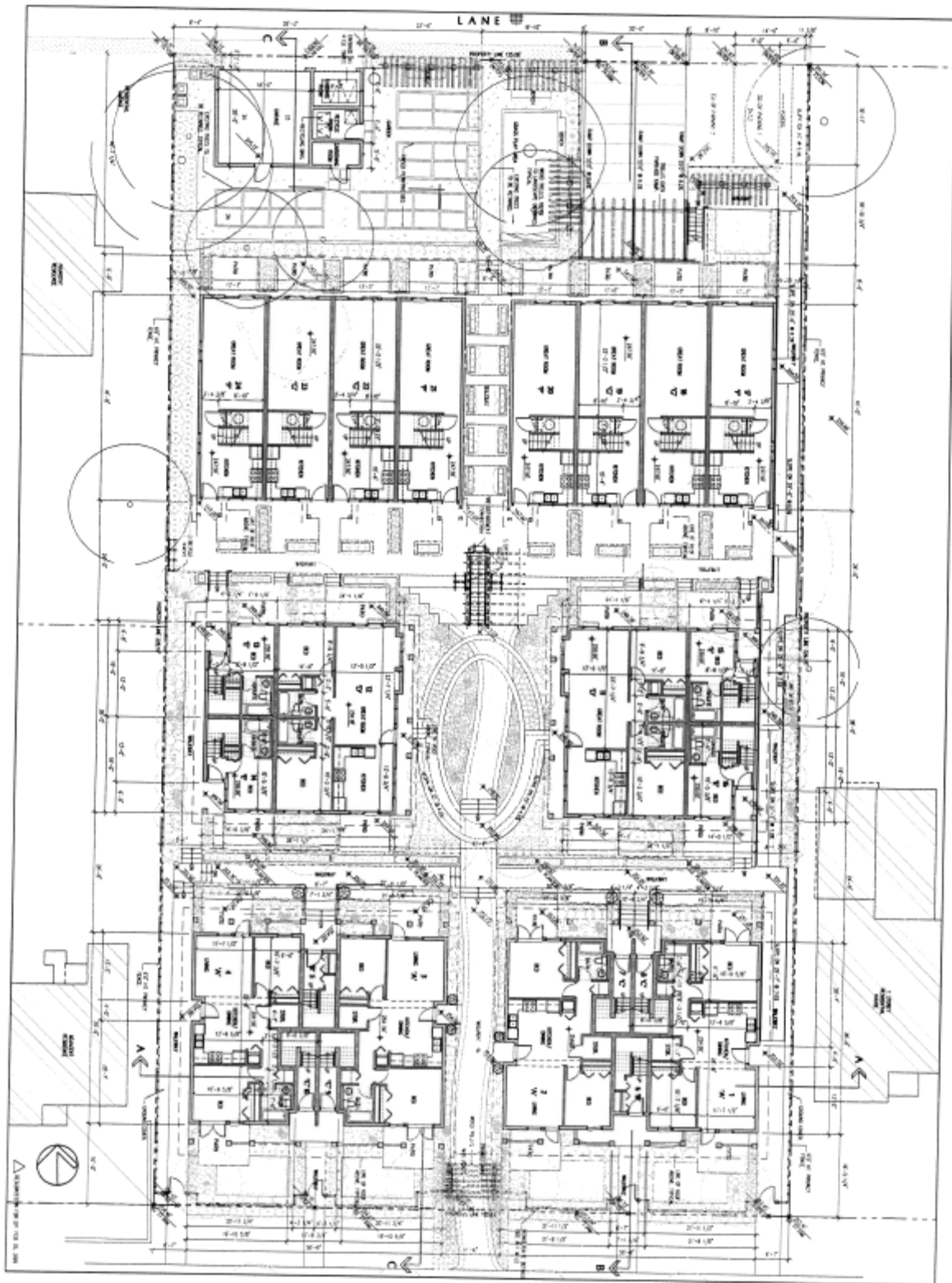
There are no financial implications.

### *CONCLUSION*

The Director of Planning has approved Development Application Number DE412351, 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 Council.

\* \* \* \* \*





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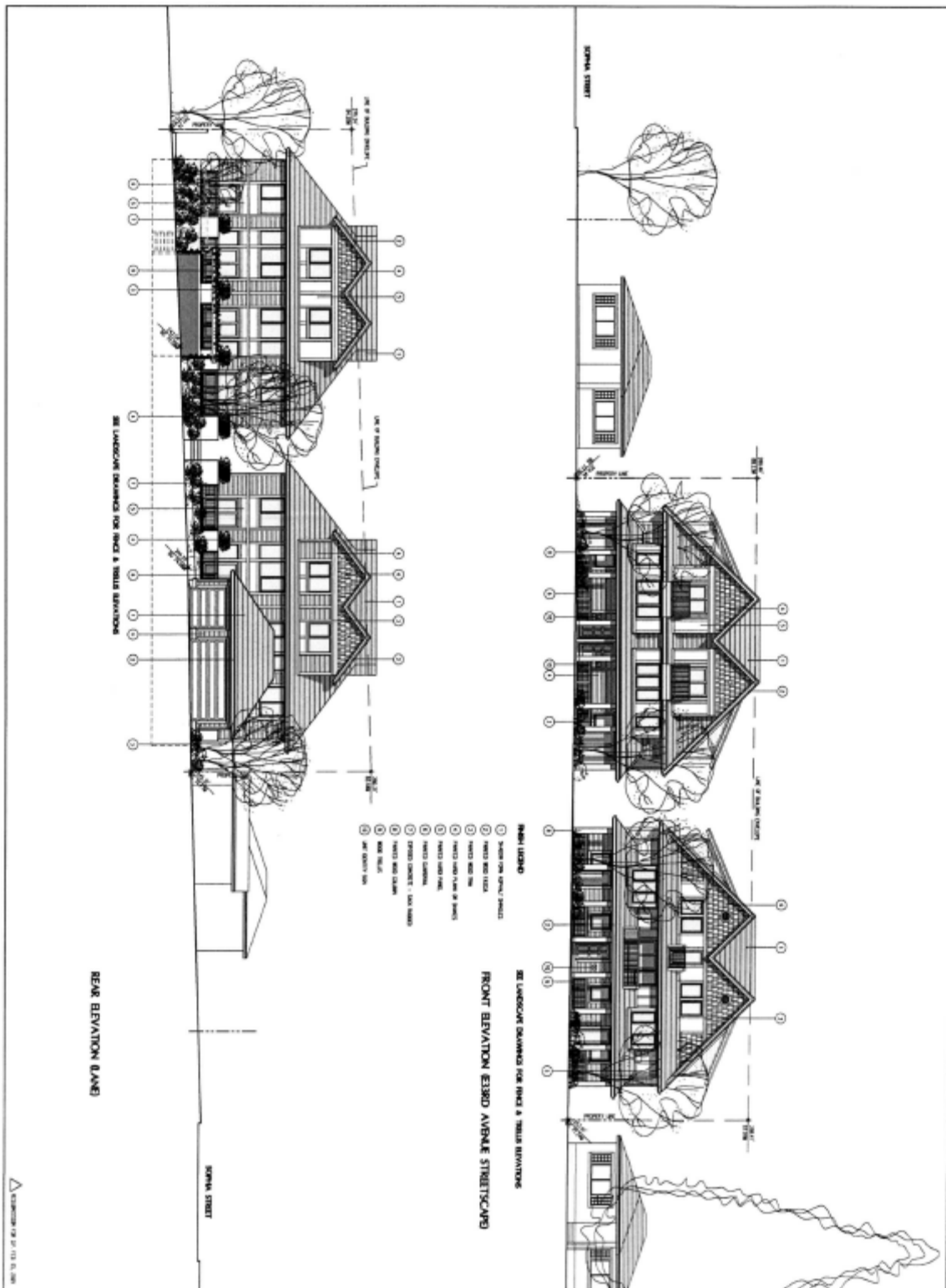
2008 REVISED PLAN  
 PREPARED FOR: SPRINGBANK DEVELOPMENTS LIMITED  
 PROJECT NO: 33RD AVENUE VANCOUVER, B.C.  
 DRAWING NO: A1  
 DATE: 10/11/08  
 SCALE: AS SHOWN  
 DRAWN BY: J. JONES  
 CHECKED BY: H. JONES



SITE PLAN /  
GROUND FLOOR PLAN

PROPOSED TOWNHOUSE DEVELOPMENT  
 33RD AVENUE VANCOUVER, B.C.  
 SPRINGBANK DEVELOPMENTS LIMITED

NOT TO SCALE  
 SEE EXHIBIT A FOR SITE PLAN  
 SEE EXHIBIT B FOR FLOOR PLANS  
 SEE EXHIBIT C FOR SECTIONAL ELEVATIONS  
 SEE EXHIBIT D FOR EXTERIOR ELEVATIONS  
 SEE EXHIBIT E FOR INTERIOR ELEVATIONS  
 SEE EXHIBIT F FOR FINISH SCHEDULE  
 SEE EXHIBIT G FOR MATERIAL SCHEDULE  
 SEE EXHIBIT H FOR LIGHTING SCHEDULE  
 SEE EXHIBIT I FOR MECHANICAL SCHEDULE  
 SEE EXHIBIT J FOR ELECTRICAL SCHEDULE  
 SEE EXHIBIT K FOR PAINT SCHEDULE  
 SEE EXHIBIT L FOR FURNITURE SCHEDULE  
 SEE EXHIBIT M FOR APPLIANCES SCHEDULE  
 SEE EXHIBIT N FOR ACCESSORIES SCHEDULE  
 SEE EXHIBIT O FOR OTHER SCHEDULES



**HYMEL JONES ARCHITECT**

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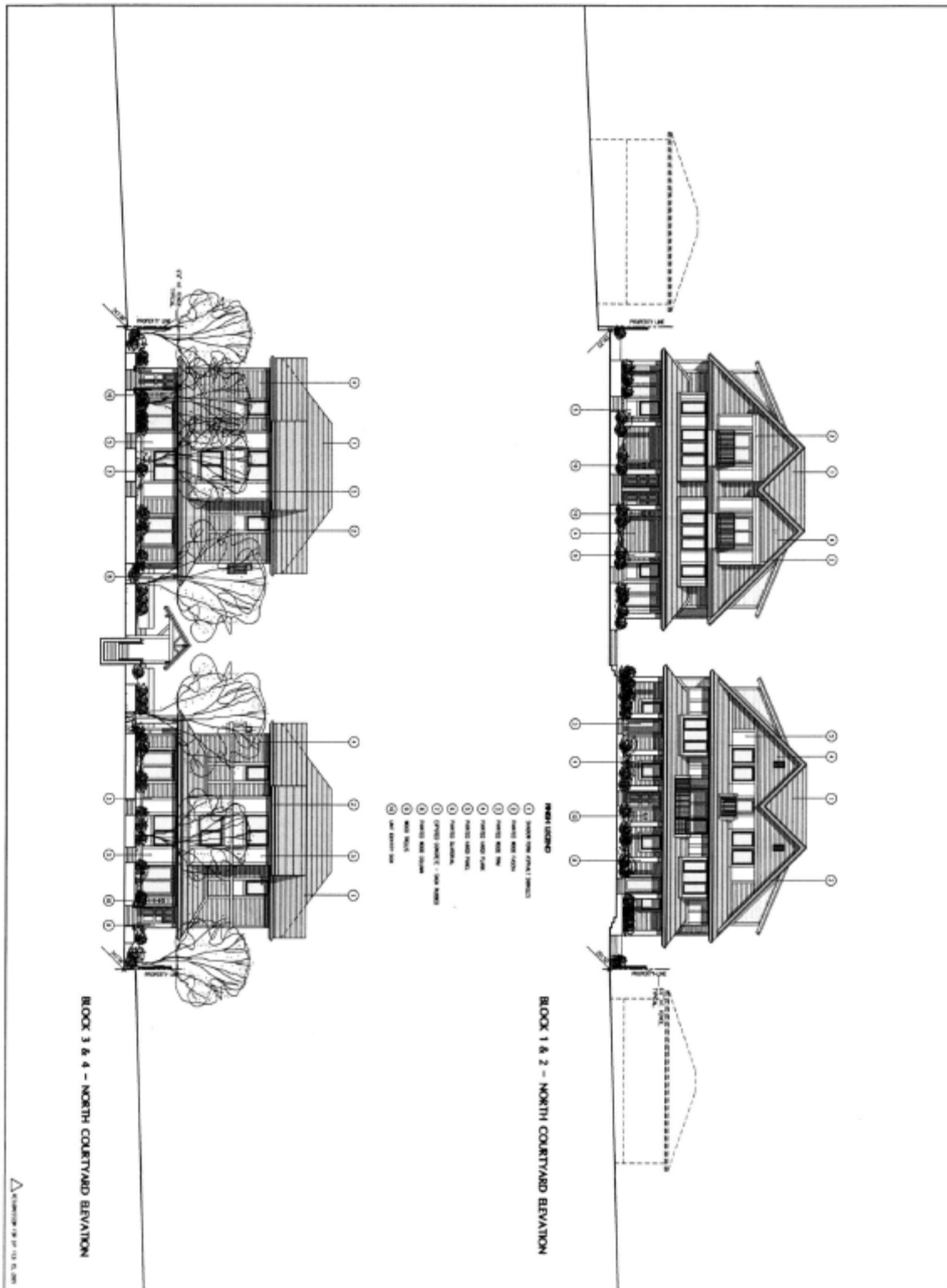
ELEVATIONS

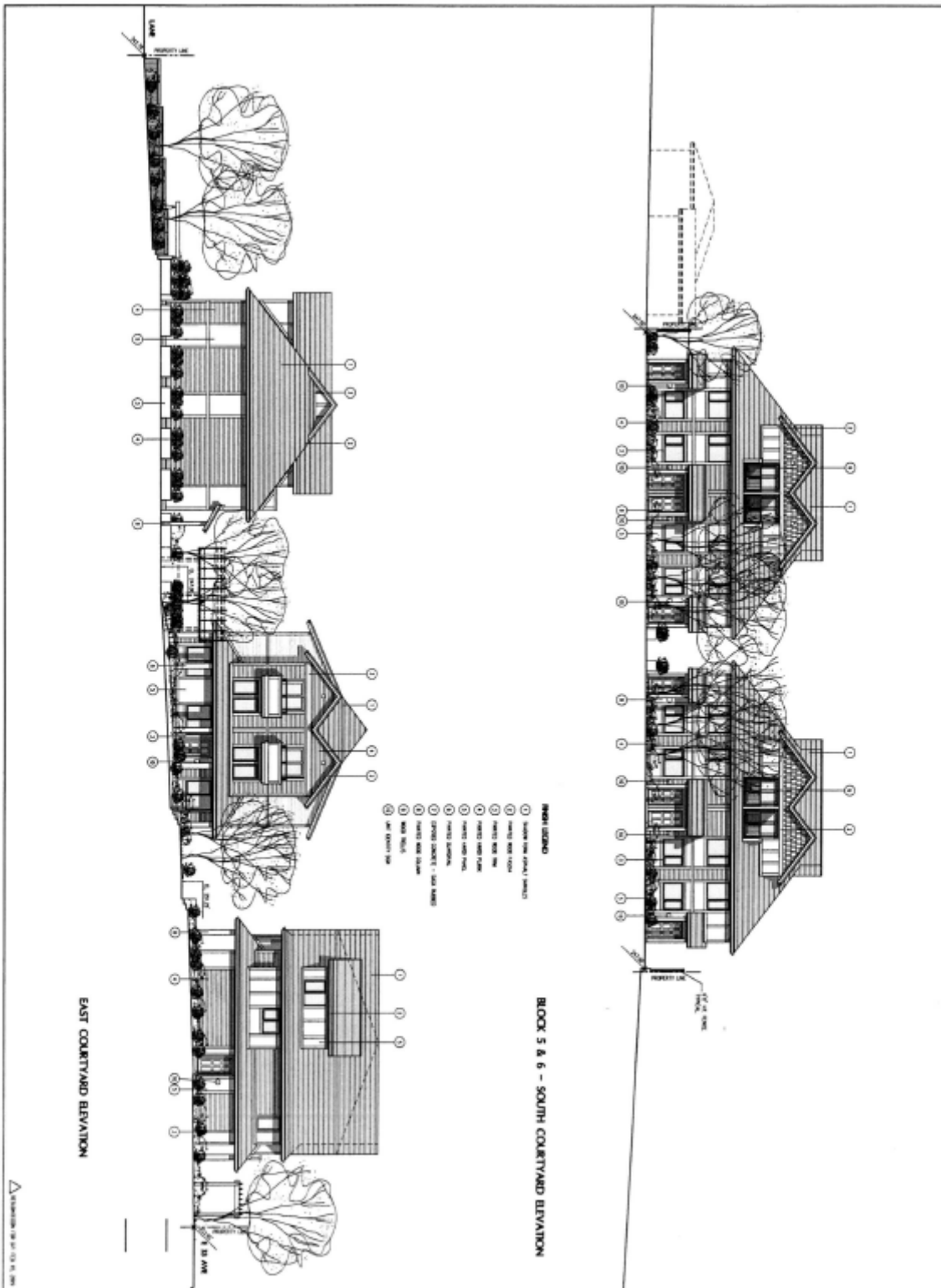
PROPOSED TOWNHOUSE DEVELOPMENT  
33RD AVENUE VANCOUVER, B.C.  
SPRINGBANK DEVELOPMENTS LIMITED

DATE: 10/10/2018  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8\"/>

A6







A9

DATE: 10/12/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: 33RD AVENUE TOWNHOUSE DEVELOPMENT  
 SHEET: A9



COURTYARD ELEVATIONS

PROPOSED TOWNHOUSE DEVELOPMENT  
 33RD AVENUE VANCOUVER, B.C.  
 SPRINGBANK DEVELOPMENTS LIMITED

NOT TO SCALE  
 FOR INFORMATION ONLY  
 NOT FOR CONSTRUCTION