



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: June 23, 2009  
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Meeting Date: September 24, 2009

TO: Standing Committee on City Services and Budgets  
FROM: Director of Planning  
SUBJECT: Form of Development: 1450 McRae Avenue

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 3238 Granville Street and 1402 McRae Avenue (1450 McRae Avenue being the application address) be approved generally as illustrated in the Development Application Number DE412659, prepared by Formwerks Architectural Incorporated, and stamped "Received, Community Services Group, Development Services, May 15, 2009", provided that the Director of Planning may impose conditions and 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

Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing. The approval was subject to a number of conditions that the Director of Planning was to have particular regard to during the Development Permit process.

PURPOSE

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

## **SITE DESCRIPTION AND BACKGROUND**

Following Public Hearings on February 14 and 19, and March 10 and 27, 2008, City Council approved the rezoning of this site from First Shaughnessy District (FSD) to Comprehensive Development District (CD-1) at a Regular Council meeting on April 1, 2008. Council also approved, in principle, the form of development for these lands. CD-1 By-law Number 9766 was enacted on November 25, 2008.

The site is located to the southeast of the intersection of Granville Street, Marpole Avenue and McRae Avenue. 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 DE412659. 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**

This proposal involves an 11-unit row of townhouses along Granville Street and McRae Avenue at the northwest portion of the site (Building A), a 3-unit building at the southeast portion of the site (Building B); and a single unit building at the northeast portion of the site (Building C). The total floor area for this site is 35,822 sq. ft. (0.64 Floor Space Ratio [FSR]).

Significant public objection to this proposal was received by staff during the development application process. However, these objections almost entirely related to the previous zoning decision by City Council, and not specifically to the design development criteria set out by Council at the Public Hearing.

The proposed development has been assessed against the CD-1 By-law (use, density, building height, setbacks, site coverage, parking and bicycle spaces, acoustics), and the Council approved design development criteria, which are to form the basis of the form of development consideration. A staff analysis of how the development responds to the specific conditions established by Council has been attached as Appendix B.

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

## **FINANCIAL IMPLICATIONS**

There are no financial implications.

## **CONCLUSION**

The Director of Planning has approved Development Application Number DE412659, 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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