



ADMINISTRATIVE REPORT

Report Date: January 12, 2010
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 08535
VanRIMS No.: 08-2000-20
Meeting Date: February 2, 2010

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 2950 Celtic Avenue

RECOMMENDATION

THAT the form of development for this portion of the site known as 2950 Celtic Avenue be approved generally as illustrated in the Development Application Number DE413424, prepared by Margo Innes Consultants, and stamped "Received, Community Service Group, Development Services, on November 3, 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 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 DE413424. 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 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.

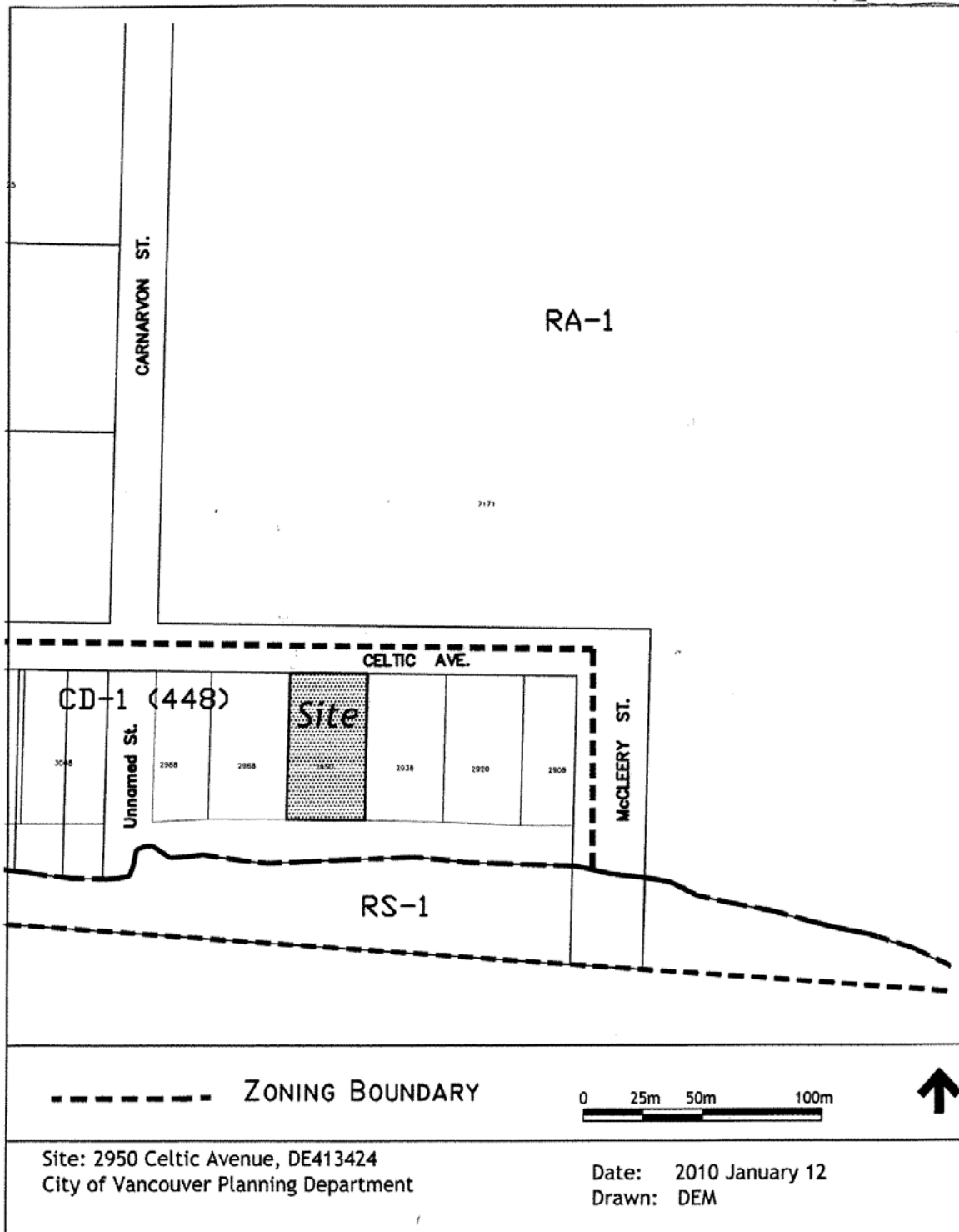
FINANCIAL IMPLICATIONS

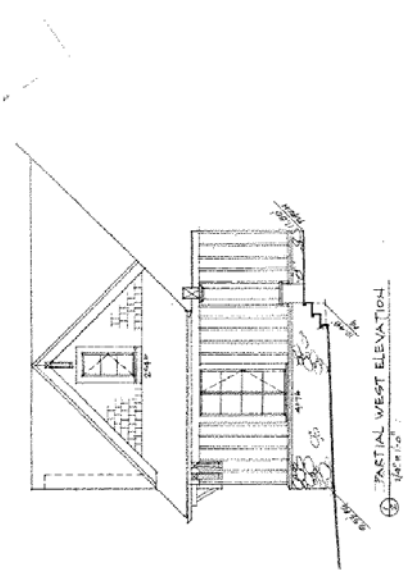
There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Permit Application Number DE413424, 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.

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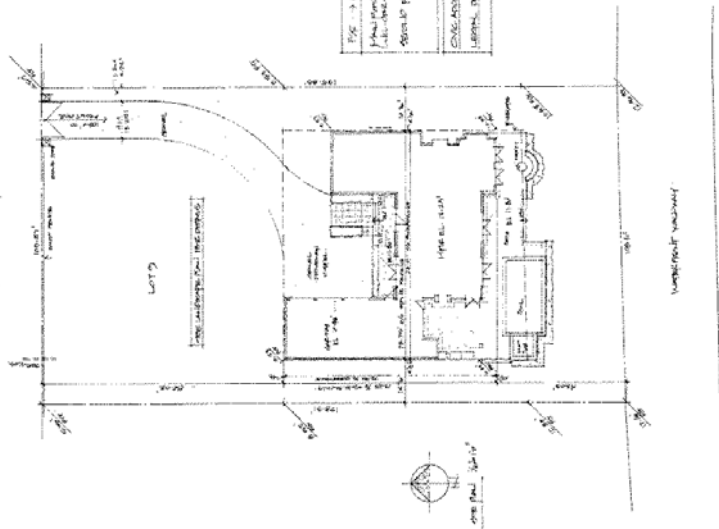




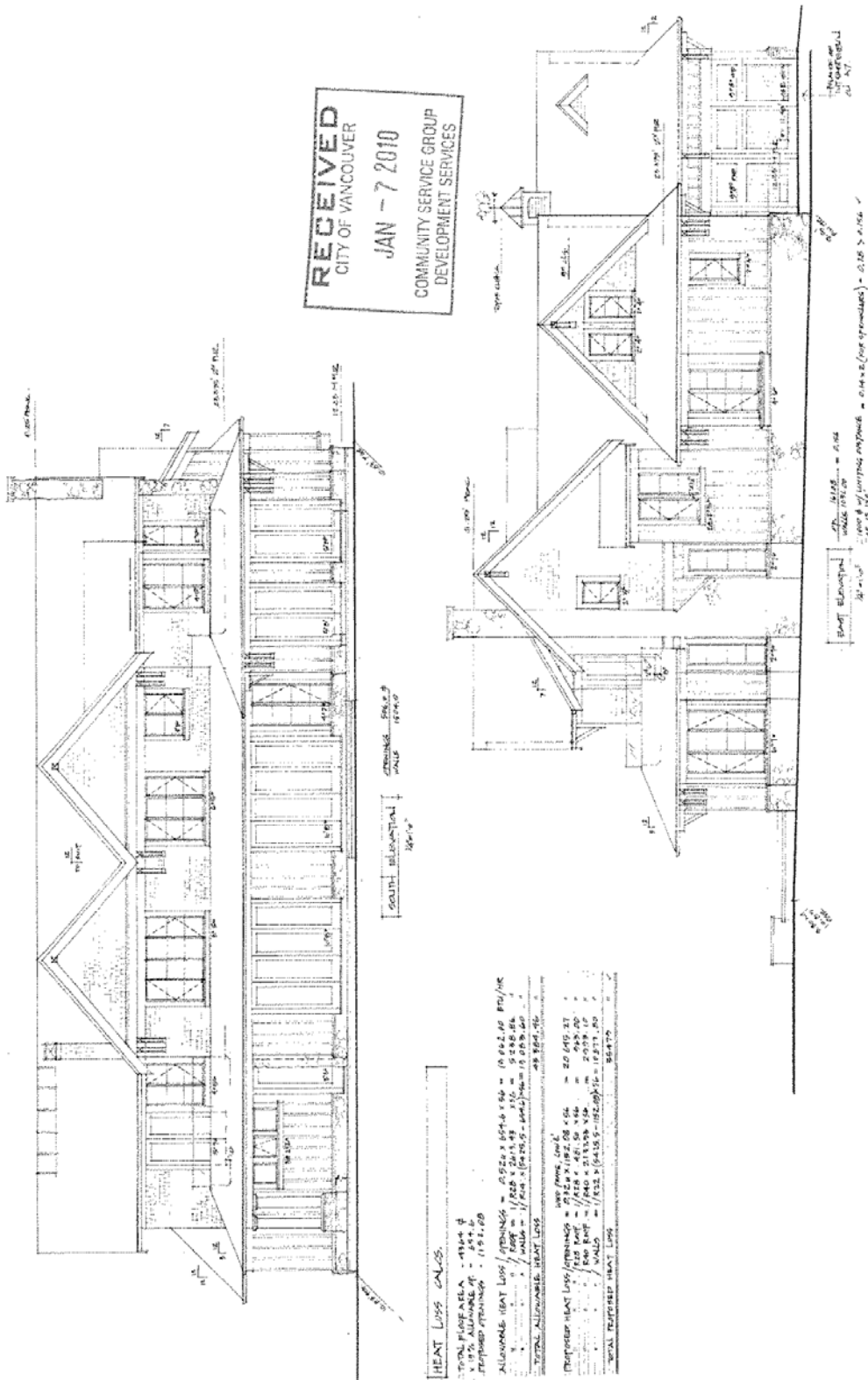
Shirley James Consultants 400 West 10th Ave Vancouver, BC Phone: 604-681-1111 Fax: 604-681-1112 E-mail: shirley@shirleyjames.com	
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Project Name: NEW RESIDENCE 2000 WEST 10TH AVE VANCOUVER, BC LOT 3	Drawn By: SHIRLEY JAMES Date: 1/11/10
Project Number: 1000000000	Scale: AS SHOWN
Date: 1/11/10	

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DEVELOPMENT SERVICES

- NOTES FOR GREEN HOMES PROGRAM**
- Windows to be low-e and have a U value of 2.07 W/(K.M²).
 - 50% of wind speed light fixtures to be non-incandescent, non halogen.
 - Maximal one program to be installed.
 - Hot water tank to be included to reduce energy use.
 - To be included to reduce energy use.
 - All toilets to be dual flush.



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HEAT LOSS CALC.

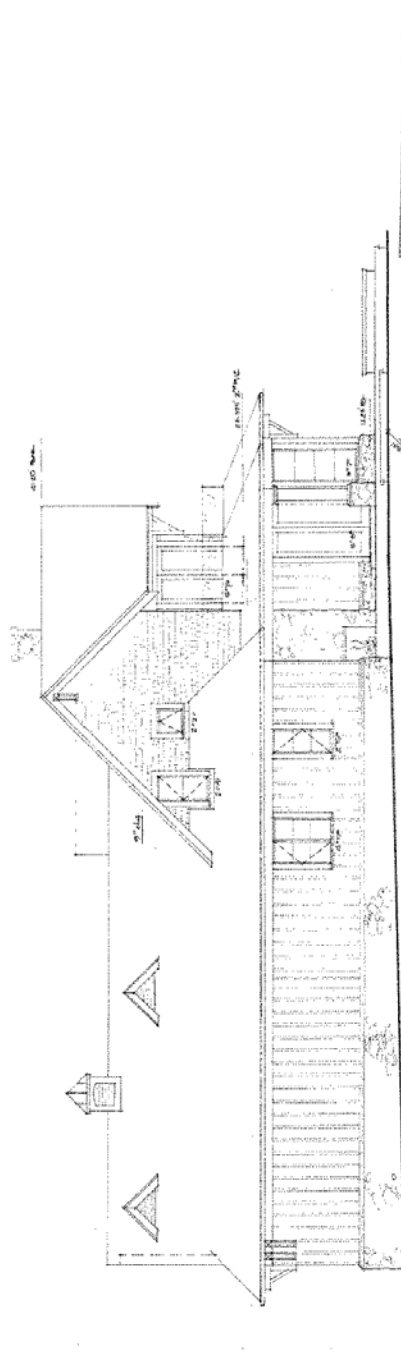
TOTAL FLOOR AREA = 4184.4
 U-VALUE ASSUMED AT = 0.44 U
 TEMPERATURE DIFFERENCE = 11.57 C

ALLOWABLE HEAT LOSS / SPACING = 2520 x 0.44 U x 11.57 = 12621.00 BTU/HK
 U-VALUE = 1/200 = 0.005
 TOTAL ALLOWABLE HEAT LOSS = 4184.4 x 0.005 x 11.57 = 241.00 BTU/HK

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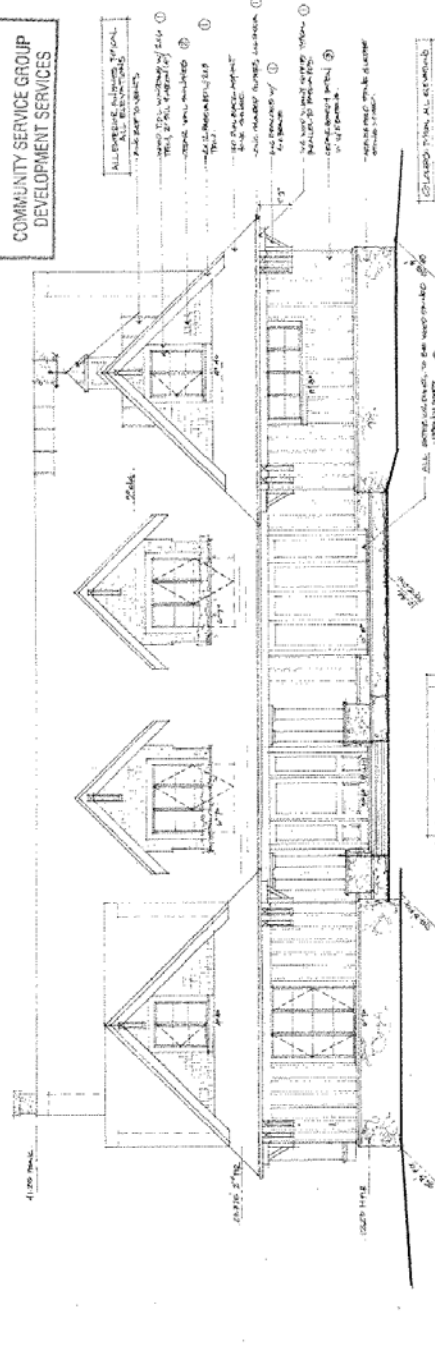
TOTAL REQUIRED HEAT LOSS = 12621.00 BTU/HK

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WATER SUBSTITUTION
2000 gal
Habitat = 611 permitted
under 1560's
using unlimited amount of 15.195' = 614 v.t. (previously) = 6.25 allowed



A5 rev 0