



ADMINISTRATIVE REPORT

Report Date: April 28, 2010
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 08683
VanRIMS No.: 08-2000-20
Meeting Date: May 18, 2010

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development : 2988 Celtic Avenue

RECOMMENDATION

THAT the form of development for this portion of the site known as 2950 Celtic Avenue (2988 Celtic Avenue being the application address) be approved generally as illustrated in the Development Application Number DE413465, prepared by Stuart Howard Architects Inc., and stamped "Received, Community Service Group, Development Services, April 22, 2010", 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 DE413465. 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 two-car garage having vehicular access from Celtic Avenue and a detached accessory building (stable), to accommodate a maximum of four horses.

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

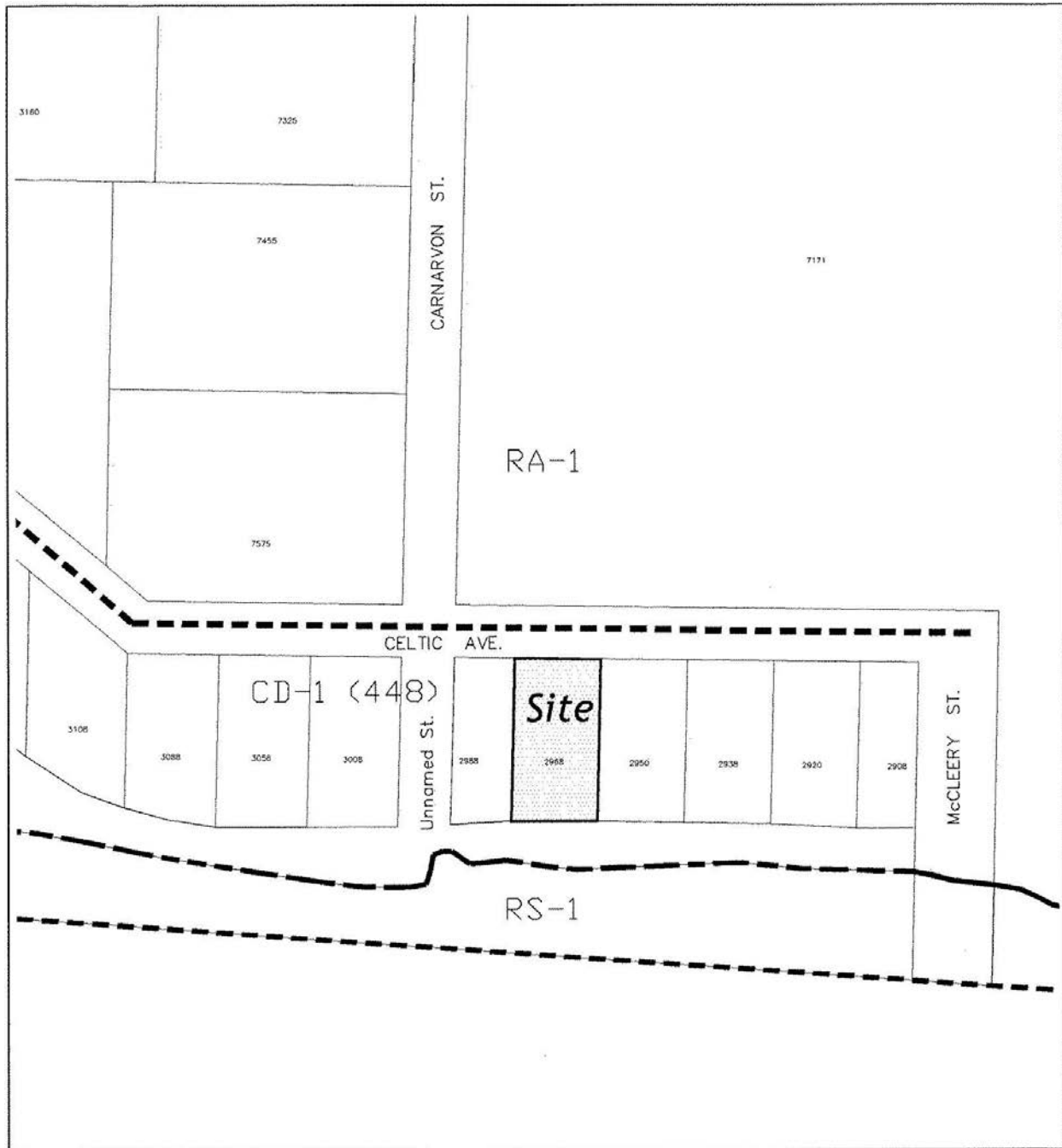
FINANCIAL IMPLICATIONS

There are no financial implications.

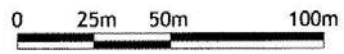
CONCLUSION

The Director of Planning has approved Development Permit Application Number DE413465, 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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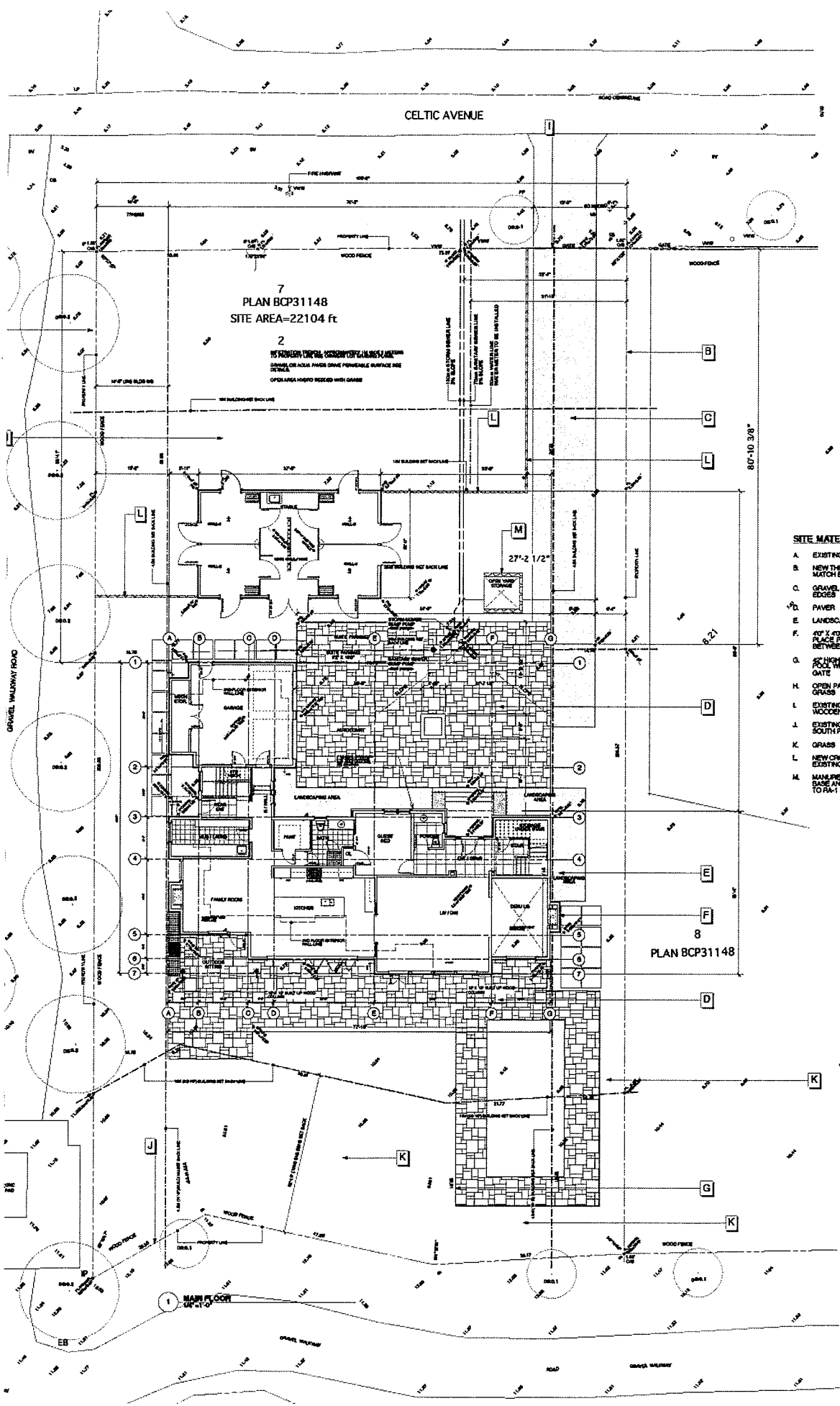


----- ZONING BOUNDARY



Site: 2988 Celtic Avenue , CD-1 (448)
DE 413465
City of Vancouver Planning Department

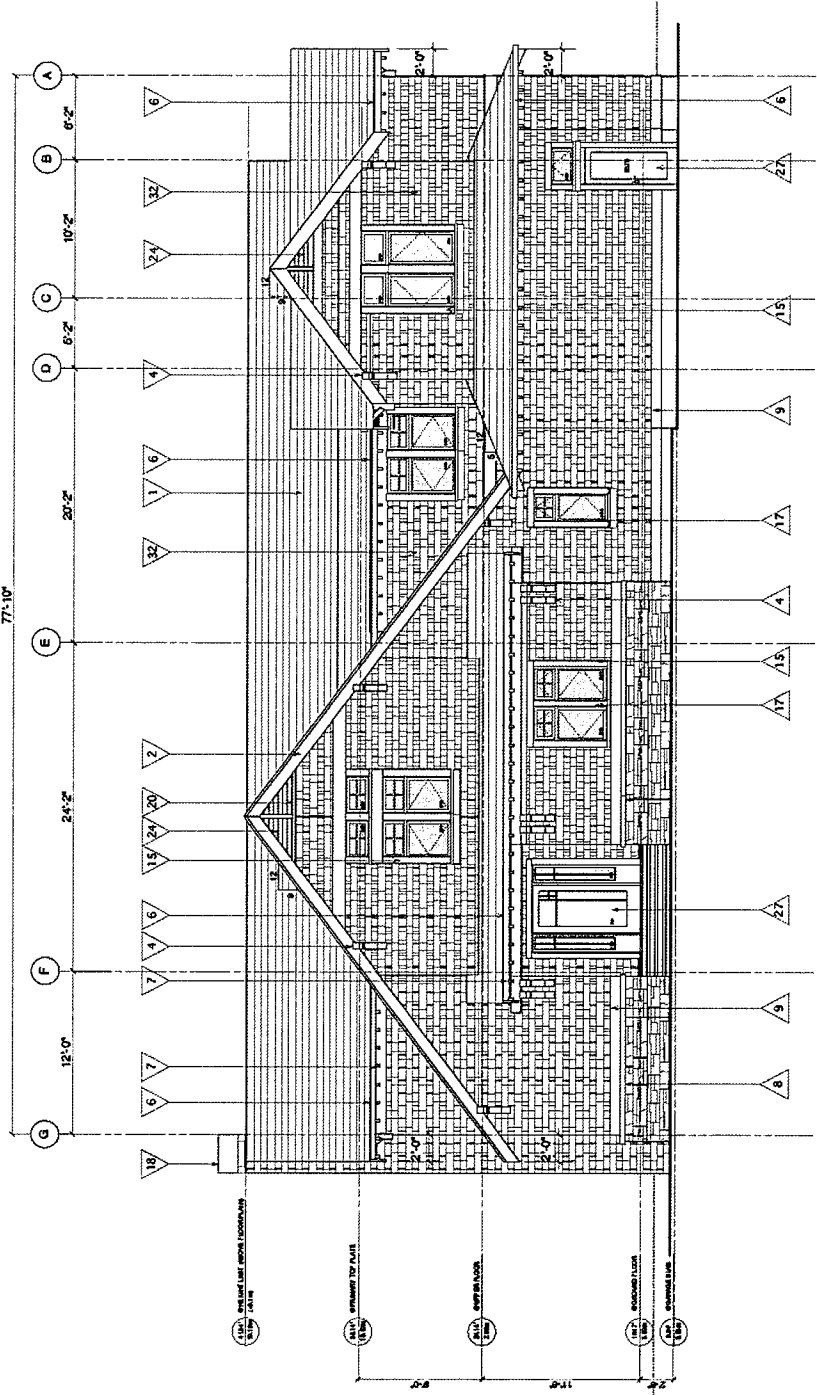
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SITE MATERIALS

- A. EXISTING THREE RAIL FENCE
- B. NEW THREE RAIL FENCE TO MATCH EXISTING
- C. GRAVEL DRIVE WITH WOOD EDGES
- D. PAVEMENT
- E. LANDSCAPING
- F. 40" X 40" CONCRETE CAST IN PLACE PAVEMENT WITH PLANTING BETWEEN
- G. 6" HIGH GLASS GUARD AROUND POOL WITH SELF LATCHING GATE
- H. OPEN PASTURE PLANTED IN GRASS
- I. EXISTING MANUAL 3 RAIL WOODEN GATE
- J. EXISTING 3 RAIL FENCE AT SOUTH PL
- K. GRASS
- L. NEW CROSS FENCING TO MATCH EXISTING #1 HIGH
- M. MANURE STORAGE - CONCRETE BASE AND WALLS TO CONFORM TO RM-1 STABLE GUIDELINES

- EXTERIOR FINISH SCHEDULE**
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1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

STUART HOWARD ARCHITECTS INC.
100-10 101st Avenue, Suite 100, Forest Hills, NY 11375
Tel: (718) 224-1100 Fax: (718) 224-1101
www.stuart-howard.com

SH A

Project Title: **STREU RESIDENCE SOUTHLANDS SHORES LOT 7**

Client: **ZORR OELTIC VANCOUVER**

North Arrow: **NORTH ELEVATION**

Sheet: **A-301**

Scale: **1/4" = 1'-0"**

Revision: **B**

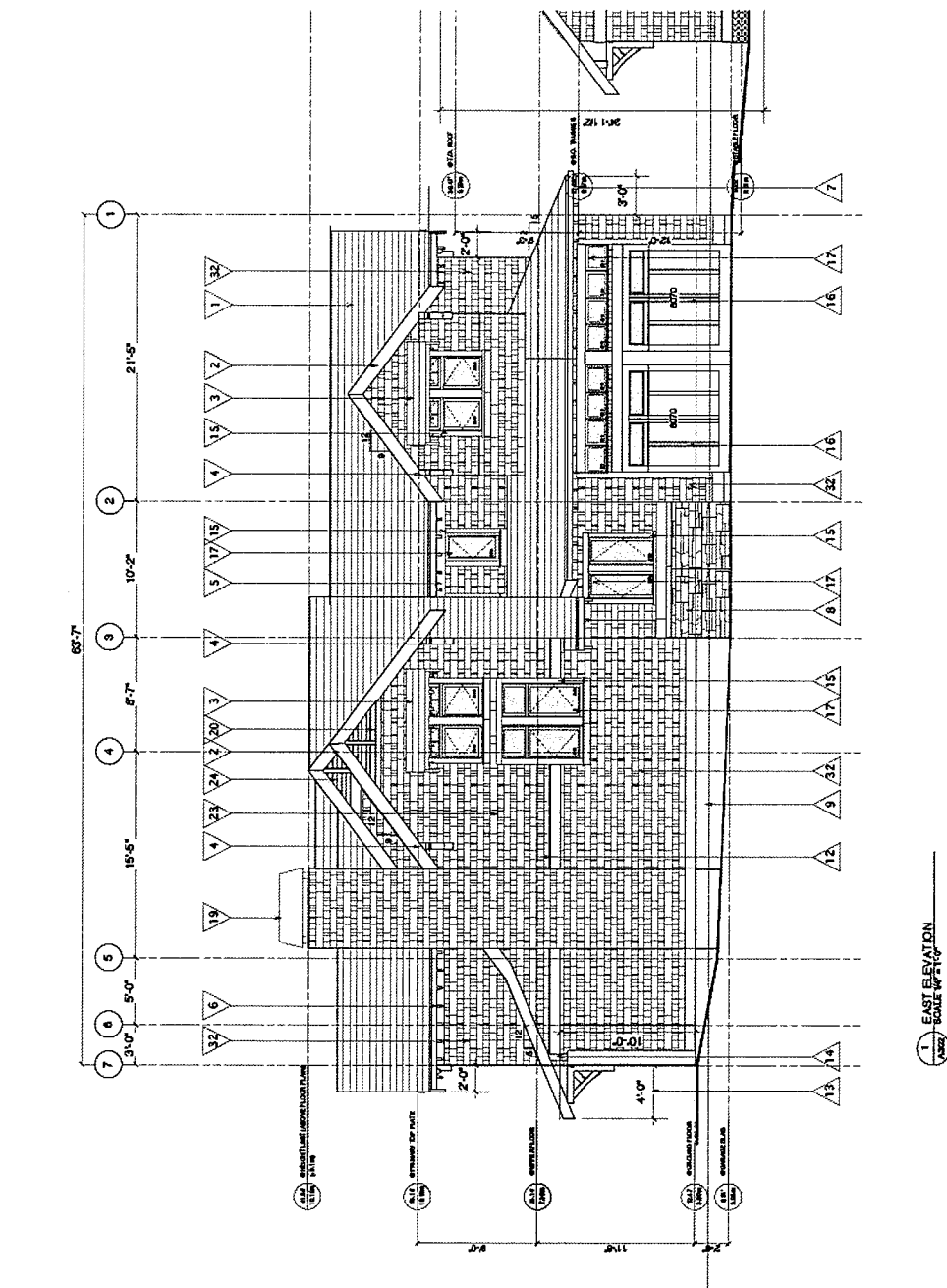
- EXTERIOR FINISH SCHEDULE**
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STUART HOWARD
ARCHITECTS INC
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VANCOUVER, BC V3A 2K6
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WWW.SHA-ARCHITECTS.COM

Project No:
**STREU
RESIDENCE
SOUTHLANDS
SHORES LOT 7**

2886 CELTIC VANCOUVER
Phase 1/2
**EAST
ELEVATION**

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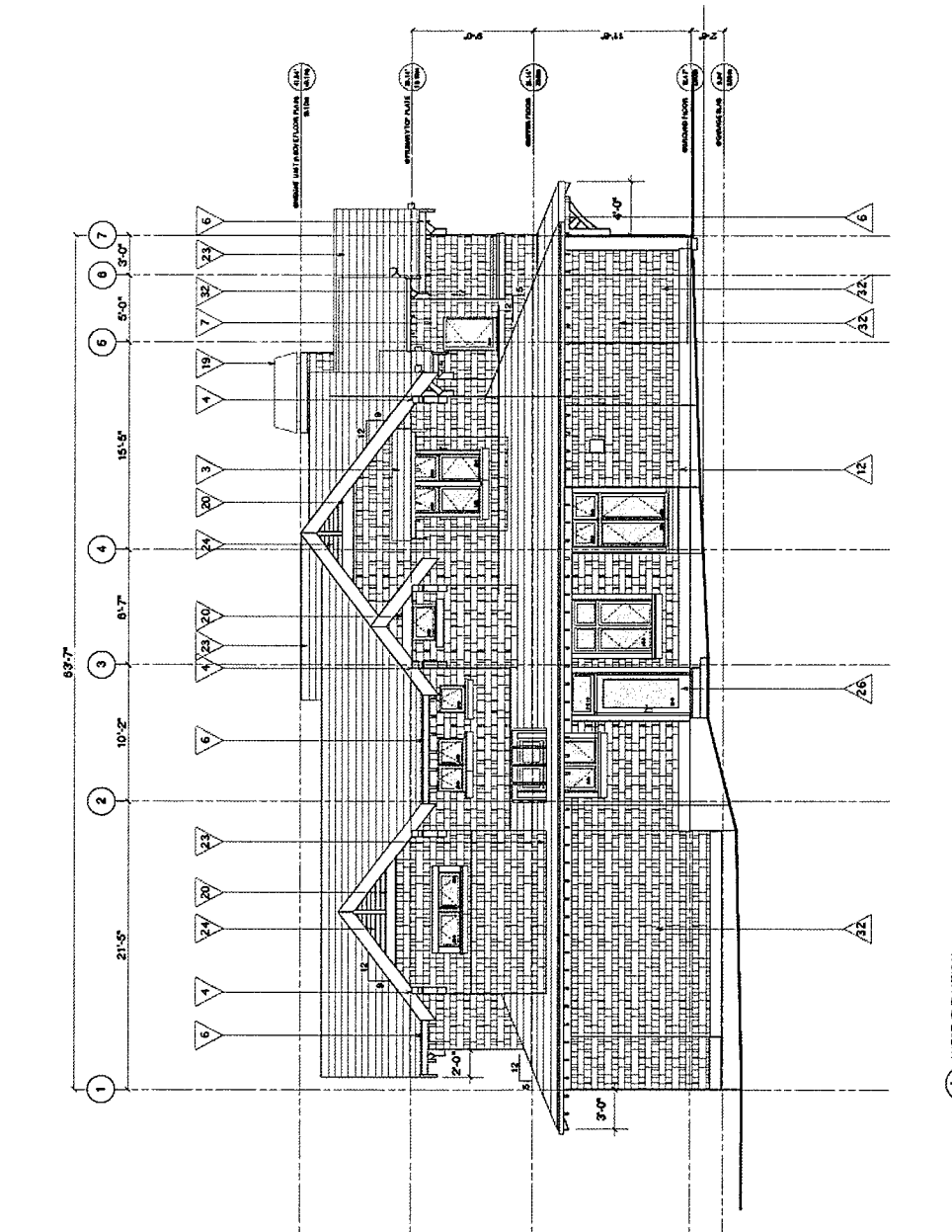
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SH STUART HOWARD ARCHITECTS INC.
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 TEL: 604.681.8888 FAX: 604.681.8889

Project No: **2886 CELTIC VANCOUVER**
 Name: **STREU RESIDENCE**
 3000 LAKES SHORES LOTT

2886 CELTIC VANCOUVER
 WEST ELEVATION

Scale	1/8" = 1'-0"
Sheet	A.304
Drawn	
Checked	
Approved	
Date	



1 WEST ELEVATION
SCALE 1/8" = 1'-0"

