



A11

ADMINISTRATIVE REPORT

Report Date: June 28, 2010
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 08791
VanRIMS No.: 08-2000-20
Meeting Date: July 20, 2010

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 2968 Celtic Avenue

RECOMMENDATION

THAT the form of development for this portion of the site known as 2950 Celtic Avenue (2968 Celtic Avenue being the application address) be approved generally as illustrated in the Development Application Number DE413572 prepared by Stuart Howard Architects Inc., and stamped "Received, Community Service Group, Development Services, June 10, 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 DE413572. 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 (4) horses.

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

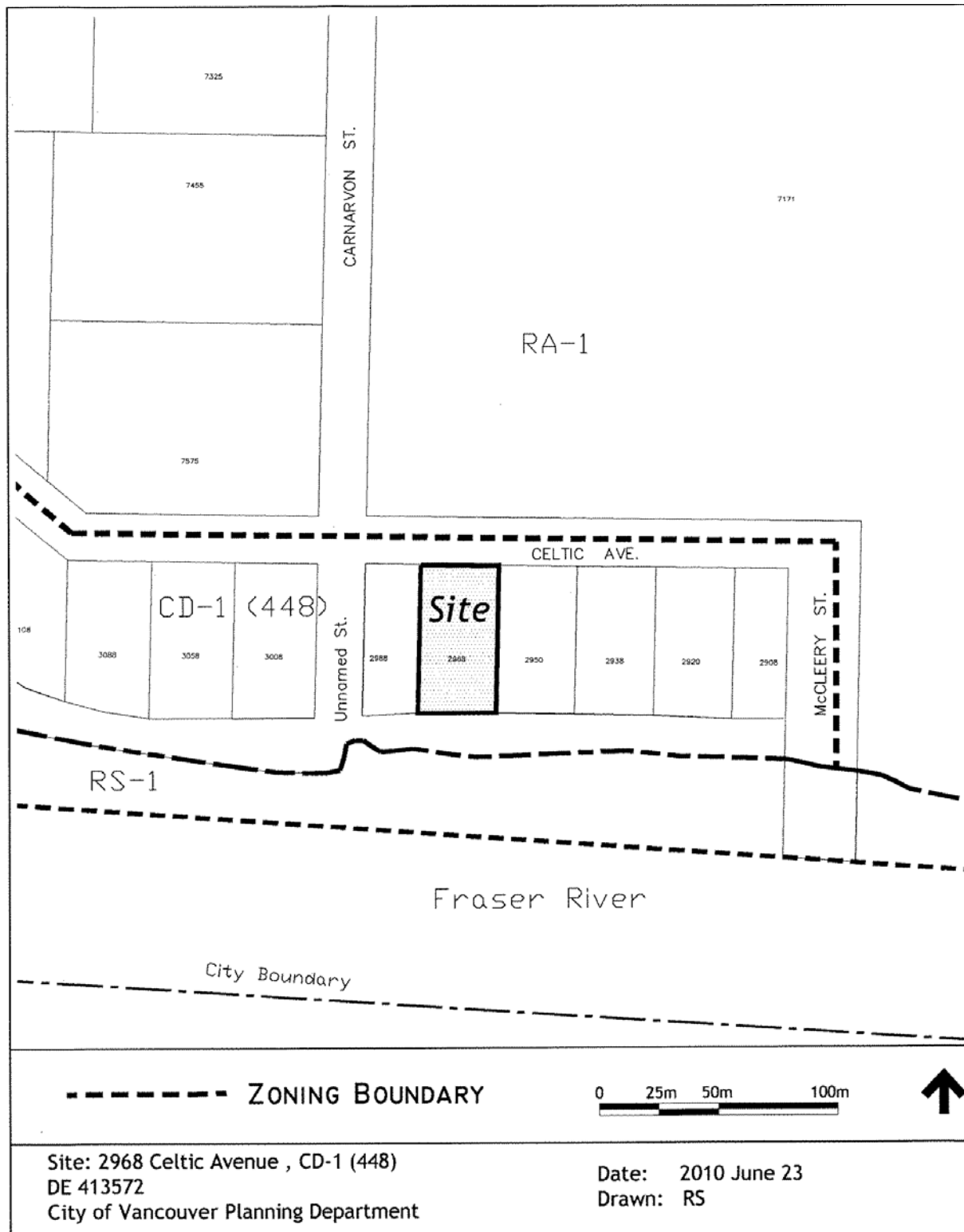
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Permit Application Number DE413572, 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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PROJECT INFO

PROJECT NAME
DECK RESIDENCE
SOUTHLANDS SHORES, LOT 8

CIVIC ADDRESS
3968 CELTIC AVENUE, VANCOUVER, BC

LEGAL DESCRIPTION
.DT 8, BLOCK 8, DISTRICT LOT 315, GROUP 1, NWD PLAN BCP 31148
710, 027-139-522

ZONING
D-1 (446)

SETBACKS

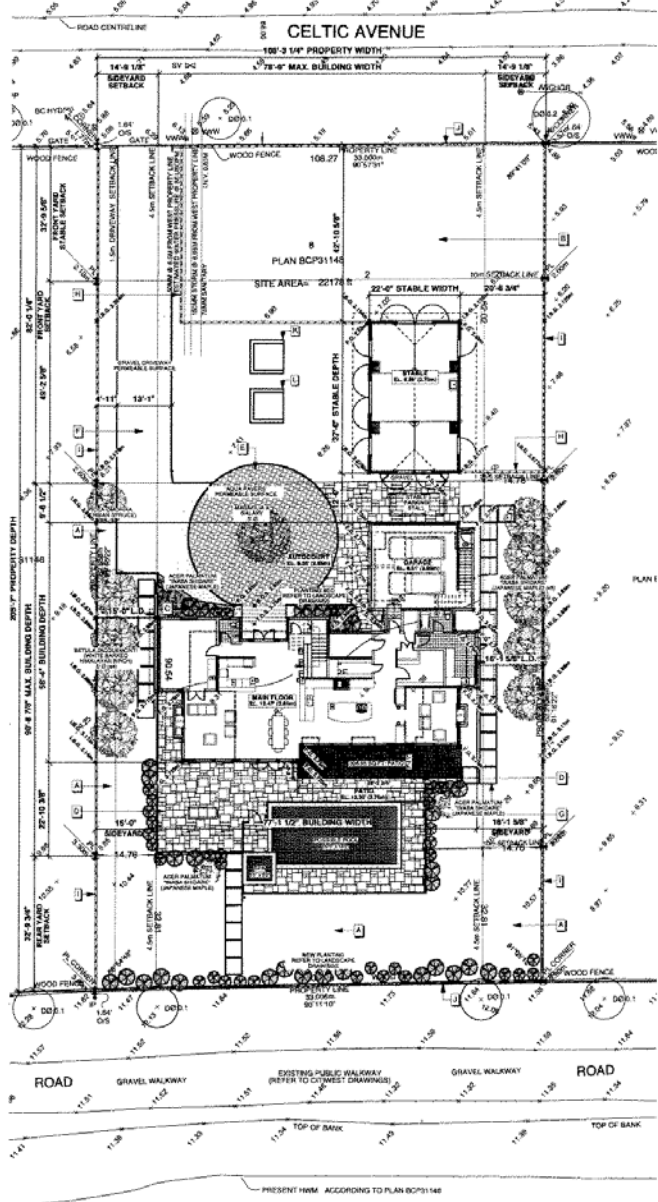
| | PERMITTED | PROPOSED |
|--------------------|-----------|----------|
| FRONT YARD (NORTH) | 25.00 M | 28.04 M |
| SIDE YARD (EAST) | 4.50 M | 4.52 M |
| SIDE YARD (WEST) | 4.50 M | 4.57 M |
| REAR YARD (SOUTH) | 10.00 M | 16.68 M |
| STABLE (NORTH) | 10 M | 13.06 M |

BUILDING HEIGHTS

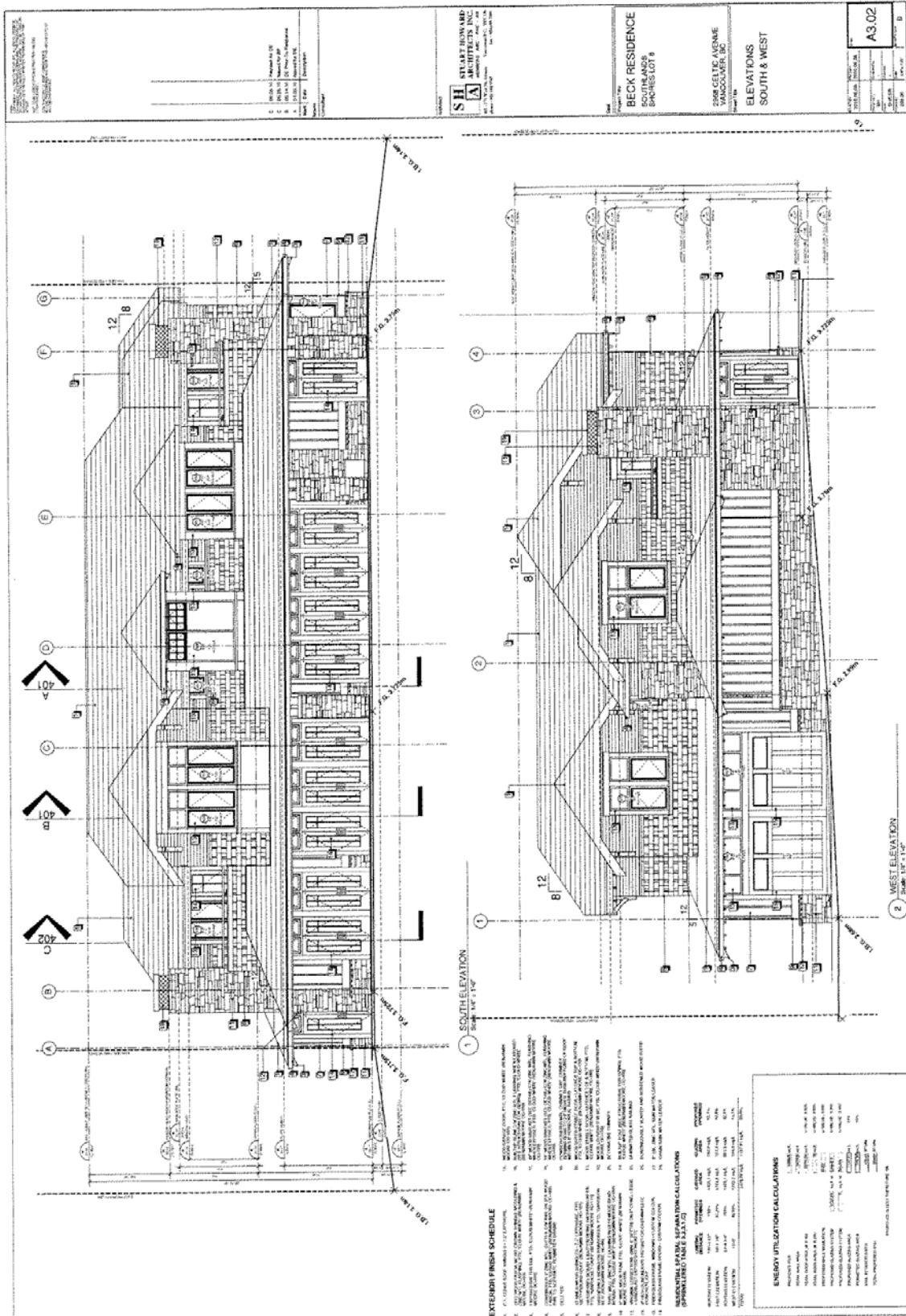
| | PERMITTED | PROPOSED |
|-----------|-----------|----------|
| RESIDENCE | 9.1 M | 9.1M |
| GARAGE | 5.2 M | n/a |
| STABLE | 7.6 M | |

SITE DATA

| | PERMITTED (SQ.M.) | PROPOSED (SQ.M.) | PROPOSED (SQ.FT.) | PERMITTED DENSITY | PROPOSED DENSITY |
|----------------------------|-------------------|------------------|-------------------|-------------------|------------------|
| SITE AREA | | | | | |
| CROSS SITE AREA | | 2067.6 | 22256.5 | | |
| FLOOR AREA | | | | | |
| MAIN FLOOR | | 214.0 | 2304.0 | | |
| JIVING SPACE | | 49.9 | 527.3 | | |
| GARAGE | 80.0 | | | | |
| MAIN FLOOR TOTAL | | 264.0 | 2841.3 | | |
| UPPER FLOOR | | | | | |
| JIVING SPACE | | 152.4 | 1640.5 | | |
| HUTE | 70.0 | | | | |
| UPPER FLOOR TOTAL | | 200.5 | 2156.2 | | |
| TOTAL FLOOR AREA | 464.5 | 464.5 | 4999.5 | | 0.325 FAR |
| STABLE | 82.7 | 75.6 | 814.0 | 0.04 FAR | 0.037 FAR |
| SITE COVERAGE | | | | | |
| MAIN FLOOR | | 264.0 | 2841.3 | | |
| STABLE | | 75.6 | 814.0 | | |
| TOTAL SITE COVERAGE | 344.0 | 339.6 | 3655.3 | | |



1 SITE PLAN LOT 8
Scale: 1/16" = 1'-0"
NORTH ARM OF FRASER RIVER



SH STUART HOWARD ARCHITECTS INC. 1000 GUYTON AVENUE, SUITE 100, WASHINGTON, DC 20002-4242
 BECK RESIDENCE SOUTH ELEVATION SOUTH & WEST ELEVATIONS SOUTH & WEST
 2006 GUYTON AVENUE WASHINGTON, DC 20002-4242
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