

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 5718 Willow Street

Summary: To rezone this site from RT-1 (Residential Two-Family) to CD-1 (Comprehensive Development District) to permit the existing school on the site to add four additional classrooms and a gymnasium.

Applicant: Alex Percy, Acton Ostry Architects

Recommended Approval: By the Director of Planning

- A. THAT the application by Acton Ostry Architects Inc., to rezone 5718 Willow Street (Lot 23, Block E of Block 1008, DL 526, Plan 10194) from RT-1 to CD-1, to increase maximum floor space ratio (FSR) and maximum site coverage to permit an addition to the existing school, generally as presented in Appendix A to Policy Report "CD-1 Rezoning - 5718 Willow Street (King David High School)" dated May 1, 2007, be approved, subject to the following conditions:

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Acton Ostry Architects Inc., and stamped "Received City Planning Department, December 11, 2006", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development:

- (i) design development to improve neighbourly interface at the lane, reducing opportunities for noise, enhancing overlook conditions, and screening utilities.

Note to Applicant: An improved neighbourly response to the townhouses across the lane is sought. This may be achieved in the following ways:

- The terrace area accessed from the mezzanine level of the gymnasium is a potential noise source and should be either relocated to the north street elevation, or removed. An acoustic report is requested to evaluate acoustic levels generated by related assembly uses and recommendations for sound attenuation.

SUMMARY AND RECOMMENDATION

- Consider a green treatment for the gymnasium roof, with additional terrace landscaping along the lane edge to further buffer and transition scale. Large windows on the gymnasium's south lane elevation should be either significantly reduced in size or relocated to the north street elevation, to limit direct overlook to the neighbouring townhouses and reduce glare from the southern exposure.
 - Provide screening for the existing utility area at the lane, including for the garbage and recycling components. Confirmation on the drawings that rooftop mechanical units for the gymnasium are located on the existing fourth-floor roof and are not visible from the townhouses across the lane.
- (ii) design development to improve enhanced accessibility to all parts of the school and grounds.

Note to Applicant: Provide for enhanced accessibility from the underground parking structure directly to the gymnasium. All terrace areas on the grounds should provide for enhanced accessibility.

(CD-1 RZ. - 5718 Willow Street)