

SUMMARY AND RECOMMENDATION

5. REZONING: 1845 Napier Street

Summary: To rezone from RT-5 (Two-Family Dwelling District) to CD-1 (Comprehensive Development District) to permit the use of an existing building for a vocational school and accessory dormitory. The rezoning would also permit a reduction in parking that would normally be required for the proposed uses and would regularize legal non-conformities of the existing building.

Applicant: Laurie Schmidt, Brook and Associates Inc.

Recommended Refusal: By the Director of Planning:

- A. THAT the application by Brook and Associates Inc. to rezone 1845 Napier Street (Lots 18 & 19, Blk 30, DL 264A, Plans 1077 & 1771) from RT-5 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to allow the existing building to be used for a vocational school with accessory dormitory units be DECLINED.

If Council does not support A, the Director of Planning submits for CONSIDERATION:

- B. THAT the application by Brook and Associates Inc. to rezone 1845 Napier Street (Lots 18 & 19, Blk 30, DL 264A, Plans 1077 & 1771) from RT-5 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to allow the existing building to be used for a vocational school with accessory dormitory units, generally as presented in Appendix A to the Policy Report "*CD-1 Rezoning: 1845 Napier Street*" dated September 2, 2008 be approved subject to the following conditions:

1. PROPOSED CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- a) That if Council decides to approve the application the proposed form of development, generally as prepared by Merrick Architecture, and stamped "Received City Planning Department, December 12, 2007", be presented to Council for approval in principle, 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 the exterior appearance of the building by painting or stuccoing the exterior wall.
- (ii) Design development to clarify the proposed storage area on the 4th floor and show on the elevation drawings.

- (iii) Clarify floor plans to show location of teaching areas and classrooms.

Landscape

Design development to provide a green edge of trees, hedging and shrubs at the site perimeter to serve as a transitional zone, screening the building and lessening the impact of activities.

- (iv) Design development to provide passive green space in the side yards between the school usage and the neighbouring residential uses. Except for one access pathway the side yards should be planted.

Note to Applicant: These areas should be mostly planted, not paved. School activities should not occur in the side yards.

- (v) Design development for the front yard to retain existing trees where possible and the front yard should contain a layered planting plan that includes low hedging, shrubs and an additional tree or two.

Note to Applicant: The front yard are should mostly be planted not paved. The area that is shown as an outdoor classroom patio space should be deleted.

- (vi) Consideration should be given to relocating the pathway to the centre of the front yard in order to better align with the front door.
- (vii) Design development to provide a one meter landscape setback on each side of the rear yard adjacent to the side property lines in order to screen the cars from the neighbours across the lane. Consideration could be given to providing a trellis structure with vines over part of the parking area.
- (viii) At time of development permit application submission, provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/proposed plant material. Parking spaces should be shown on the Landscape Plan and the amount of hard surface minimized. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, irrigation, hose bibs, retaining wall treatment, public realm (building edge to the curb, trees, lamp posts, fire hydrants).

CPTED (Crime Prevention through Environmental Design)

- (ix) Design development to take into consideration the principles of CPTED.

Facility Management Plan

(x) provision of a signed Facility Management Plan prior to development permit issuance, which will include, amongst other conditions, the following requirements:

- designation of a 24-hour contact person and phone number, to receive and respond to inquiries and concerns about the facility;
- a system for logging and responding to inquiries and concerns;
- set hours for activities and protocols for using the rooftop deck (to be determined in consultation with the neighbourhood);
- limitation on noise from activities;
- limitations for non-school related events;
- commitment to host a regular neighbourhood meeting at which information and concerns may be exchanged (the frequency to be determined in consultation with the neighbourhood); and
- Commitment to containing activities to inside the building in order to retain the residential quality of the neighbourhood.

Note to Applicant: The provisions of the Facility Management Plan will be determined in consultation with representatives from the neighbourhood. The proposal will be subject to a time-limited Development Permit to allow for review of compliance and mitigation of noise, parking and other zoning issues. If the Director of Planning does not renew the Development Permit for a School - Vocational or Trade then he will report back to Council regarding rezoning of the site to RT-5.

(RZ. - 1845 Napier Street)