

Refers Item No. 5  
Public Hearing of November 3, 2009

## MEMORANDUM

October 14, 2009

TO: Mayor Robertson and Councillors

COPY TO: P. Ballem, City Manager  
M. Coulson, Acting City Clerk  
L. Best, Director of Communications  
J. Young, Assistant Director, Corporate Communications  
D. McLellan, General Manager of Community Services  
B. Toderian, Director of Planning  
F. Connell, Director of Legal Services  
T. Timm, General Manager of Engineering Services  
M. McGuire, Rezoning Planner

FROM: K. Munro, Assistant Director of Planning

SUBJECT: Policy Report ("Report") for CD-1 Rezoning/Heritage Revitalization Agreement/Heritage Designation: 3205-3221 West 41st Avenue and 5590 Balaclava Street ("property") including Knox United Church ("Church")

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On October 6, 2009, Council referred to public hearing an application to rezone the property from RS-5 to CD-1. This memo provides Council with a recommendation to make minor amendments to the draft CD-1 By-law provisions.

### Recommendation

To amend Appendix A of the Report so that the Church height must not exceed the lesser of 14.7 m and its existing height; the north property line setback for the Church must be at least 1.2 m; and, under the heading for "Parking, Loading and Bicycle Parking" there must be at least 0.5 spaces per unit for an electric scooter with two or more wheels for the sole use of a mobility challenged person, with an electrical outlet at each space".

### Discussion

After further consideration, Planning and Legal Services have determined that certain setback and height requirements for the Church should be included the CD-1 By-law. This approach is consistent with past practice for rezoning applications involving a Heritage Revitalization Agreement (HRA). Additionally, Planning has determined that the CD-1 By-law should include a requirement for electric scooter storage spaces, as this provision is an important amenity for housing designed for seniors.

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