

Refers Item No. 3
Public Hearing of February 27, 2012

MEMORANDUM

February 20, 2012

TO: Mayor Robertson and Councillors

COPY TO: P. Ballem, City Manager
S.A. Johnston, Deputy City Manager
D. McLellan, Deputy City Manager
M. Coulson, City Clerk
M. Welman, Director of Communications
W. Stewart, Assistant Director, Media Services
B. Prosken, Acting General Manager of Community Services
F. Connell, Director of Legal Services
P. Judd, General Manager of Engineering Services
Y. McNeill, Planner, Rezoning Centre

FROM: K. Munro, Assistant Director of Planning, Current Planning

SUBJECT: CD-1 Rezoning - 4350 Oak Street (Congregation Beth Israel Synagogue)

This memorandum recommends minor changes to the by-law provisions and to the conditions of approval for the above application, from as they were presented in the referral report.

1. DRAFT CD-1 BY-LAW - Exclusion of Parking, Loading and Bicycle Storage Floor Space

RECOMMENDATION C

THAT Appendix A of the Policy Report dated January 10, 2012 titled "CD-1 Rezoning - 4350 Oak Street (Congregation Beth Israel Synagogue)" be amended to add the following provision to the Density section:

- "Computation of floor space ratio must exclude where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length."

Discussion

This standard exclusion from floor space ratio for parking, loading and bicycle storage was omitted from the draft by-law provisions in Appendix A of the above-noted Policy Report. The draft by-law posted for this item includes this change.

2. CONDITIONS OF APPROVAL - Vehicular Access

RECOMMENDATION D

THAT Appendix B of the Policy Report dated January 10, 2012 titled "CD-1 Rezoning - 4350 Oak Street (Congregation Beth Israel Synagogue)" be amended to replace condition (b)18 in with the following:

- "18. Design development to allow for an interim two-way driveway operation from 28th Avenue until such time as the Talmud Torah School proceeds with construction of their new building."

Discussion

This condition, related to vehicular access to the synagogue site and to the northerly Talmud Torah School site (998 West 26th Avenue), was initially drafted when both the synagogue and the school properties were being considered as one rezoning site. Subsequently, it was decided that they proceed as separate sites. The condition has been re-written to allow the two-way access for both sites from 28th Avenue. When the school is ready to construct its underground parking, a one-way driveway system for both sites' parking access will be reviewed, with entry on 28th Avenue and exit on 26th Avenue.

The Summary and Recommendations for this item includes this change.



Kent Munro
Assistant Director of Planning
Current Planning

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