

Refers Item No. 4
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 - 998 West 26th Avenue (Vancouver Talmud Torah School)

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 - 998 West 26th Avenue (Vancouver Talmud Torah School) 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 - 998 West 26th Avenue (Vancouver Talmud Torah School) be amended to replace condition (b)20 in with the following:

- "20. Design development to allow for a building parkade design that achieves a single northbound driveway operation from 28th Avenue.

Note to Applicant: At the time of development application, supply a traffic study that looks at traffic circulation, changes in drop-off practices for the school as a result of redevelopment of the Synagogue and related traffic issues, that will allow for further assessment of the one-way access to confirm its need in ensuring that vehicle impacts onto 28th Avenue are not increased as a result of the driveway access design."

Discussion

This condition, related to vehicular access to the site, was initially drafted when both the Talmud Torah School and the Beth Israel Synagogue (4350 Oak Street) 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 school to take its access across the southerly synagogue property and that the school complete, at the time of their redevelopment, the necessary traffic study to review an ultimate one-way driveway system anticipated for when both sites have constructed underground parking.

The Summary and Recommendations for this item includes this change.



Kent Munro
Assistant Director of Planning
Current Planning

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