

MEMORANDUM

July 22, 2024

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 5455 Balsam Street

RTS #: 16392

At a Public Hearing that commenced on July 9th, 2024, Council considered the above-noted rezoning application.

During the Public Hearing, Council responded to correspondence and comments from speakers by asking staff to develop additional conditions of approval relating to the pool amenity area, tree retention, standards of maintenance, and temporary construction parking.

Staff are recommending that the following resolution be adopted by Council to address the issues raised:

RECOMMENDATION

THAT the following additional conditions be added to Appendix B Part 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT of the referral report entitled "CD-1 Rezoning: 5455 Balsam Street":

- 1.48 Ensuring the outdoor swimming pool is retained and maintained as operational.
- 1.49 Seeking to ensure the safe retention of trees #901, #902, and #904 to #911 as identified in the arborist report prepared by Diamond Head Consulting dated October 21, 2021;

Note to Applicant: Additional arborist reports may be required to ensure certainty and to comment on the specific conditions of safe tree retention. Design development may be needed, in coordination with the design team, Park Board, Engineering and Urban Design group. Detailed design response is required at the development permit stage.

THAT the following additional conditions be added to Appendix B Part 2: CONDITIONS OF BY-LAW ENACTMENT:

- 2.12 That the existing building be certified, to the satisfaction of the City Building Inspector, as being in compliance with the regulations regarding Exterior Walls, Exterior Doors and Windows, Gas Appliances and Systems, Heating Systems, and Electrical System in the Standards of Maintenance By-law.
- 2.13 Make arrangements for the provision of an off-site parking agreement consistent with Condition 1.36 prior to issuance of a development permit, to the satisfaction of the City Engineer, pursuant to a Section 219 Covenant or as otherwise required by the City Engineer.

Action is required by Council. If Council considers these proposed amendments to be appropriate, then a Councillor should move the Recommendation in this memo.

If you have any questions or require further information, please do not hesitate to contact me or Templar Tsang-Trinaistich, Director, Rezoning Centre, at 604.829.9474 or templar.tsang-trinaistich@vancouver.ca.

A handwritten signature in black ink, appearing to read 'J White', with a stylized flourish at the end.

Josh White
General Manager, Planning, Urban Design and Sustainability
604.307.2263 | josh.white@vancouver.ca