

ITEM 7  
MANAGER'S REPORT NO. 78  
COUNCIL MEETING 89/11/27

RE: REZONING REFERENCE NO. 18/89  
PROPOSED DEVELOPMENT SITE AT PATTERSON AVENUE/BERESFORD STREET AND WILSON AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1989 NOVEMBER 22

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #18/89  
PROPOSED DEVELOPMENT SITE AT PATTERSON AVENUE,  
BERESFORD STREET AND WILSON AVENUE  
CLEARING OF THE SITE

PURPOSE: To provide information to Council as requested regarding  
the clearing of a site at Patterson Avenue and  
Beresford Street.

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RECOMMENDATION:

- 1) THAT this report be received for the information of Council.

REPORT

At the Meeting on 1989 November 14, Council inquired about the removal of trees (and buildings) from a development site located immediately south of the Patterson SkyTrain at Patterson Avenue, Beresford Street and Wilson Avenue. This site is proposed for a high-rise residential tower as described in Rezoning Reference #45/89. Third Reading of the rezoning was granted on 1989 October 16 and the developer subsequently obtained a permit to demolish the buildings on the site. As part of this work, the development site and the road right-of-way for the expansion of Beresford Street to 20 m (66 ft.) were cleared of trees.

Council made an inquiry on 1989 November 14 as to whether or not the clearing was conducted as intended. Staff confirm that the work was properly done.

This site is to be a single tower with two full levels of underground parking which necessitates a very extensive excavation of the site. Two parking spaces per unit are to be provided. The main coniferous trees formerly on the site were primarily along the Beresford Street area that is required for the 10 m road widening adjacent the SkyTrain station as viewed on the Council tour of the area on 1989 November 18.

There is an opportunity at the north end of the site where there will not be an underground structure to plant trees and restore the area and street trees will be planted around the perimeter of the site which, along with the on-site planting and landscaping over the underground parking, will assist in restoring vegetation in the area.

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Staff will ensure that the plant material proposed will achieve the replanting of the area to the maximum degree which is possible.

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*A. L. Parr*  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION