

ITEM	6
MANAGER'S REPORT NO.	51
COUNCIL MEETING	94/09/12

**TO:** CITY MANAGER 1994 SEPTEMBER 08

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #15/94  
TOWNHOUSE DEVELOPMENT  
5241 OAKMOUNT CRESCENT; PTN. 5842 BAFFIN PLACE

**PURPOSE:** To provide information arising out of the 1994 July 26 Public Hearing and requested at the time of Second Reading.

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**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to the applicant for the subject rezoning and to Mr. Heinz Dobbeck, 5831 Baffin Place, Burnaby, B.C. V5H 3S7.

**REPORT**

**1.0 INTRODUCTION:**

In response to a Council request, this report is submitted to address two issues raised at the time of Public Hearing and Second Reading for the subject rezoning for a townhouse development.

**2.0 BAFFIN PLACE LANE ACCESS:**

One of the residents on Baffin Place, Mr. Heinz Dobbeck, requested that the fence on the south side of the development adjacent the Baffin Place lane be moved into the site slightly to provide additional manoeuvring space for his motorhome. In response, the applicant has submitted a revised plan, stepping back 7.3m (24 ft.) portions of the fence by 0.9m (3 ft.) in locations intended to permit easier access for Mr. Dobbeck as well as each of the other adjacent residences when they redevelop in the future. The architect advises that he has discussed this proposal with Mr. Dobbeck and is prepared to pursue some fine tuning of the length and location of the indented portion of fence to better meet Mr. Dobbeck's needs.

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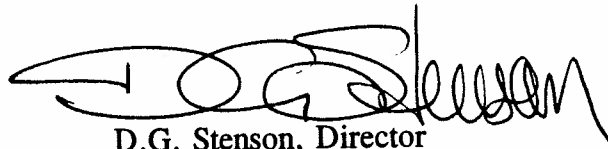
In reviewing the question of Baffin Place lane access and manoeuvring, it has been concluded that the planned turnaround for the lane should be relocated. Our previous report indicated that the turnaround would be constructed within an unconstructed portion of Elgin Place lane right-of-way, at the right angle turn in the existing lane. It is now proposed that the Baffin Place lane be extended eastward, with the turnaround constructed within the existing unconstructed Dufferin Avenue road right-of-way (see **attached** Sketch #1). This places the turnaround in the optimum location at the end of the lane, and obviates the need for the extensive retaining walls required in the earlier location due to existing grades. Engineering and Parks staff concur with this approach.

### 3.0 WILDLIFE MOVEMENT:

A concern was raised that the protective chainlink fencing for the natural buffer area on site would prevent wildlife movement between the protected buffer area, the development area and the adjacent Park. To meet this concern the protective chain link fencing will be installed with 18 inch clearance to the ground.

With respect to the permanent fence, the applicant advises that the fence construction will allow a space of 3" to 6" below the lower stringer for the passage of air and to keep the wood out of contact with soil. With the slope of the land, this gap will be greatest where the fence steps. The fence would thus not be a barrier to birds, squirrels, rabbits, skunks, raccoons or other small wildlife. The applicant does not, however wish to provide openings for dogs or people to enter easily into the property.

This is for the information of Council.

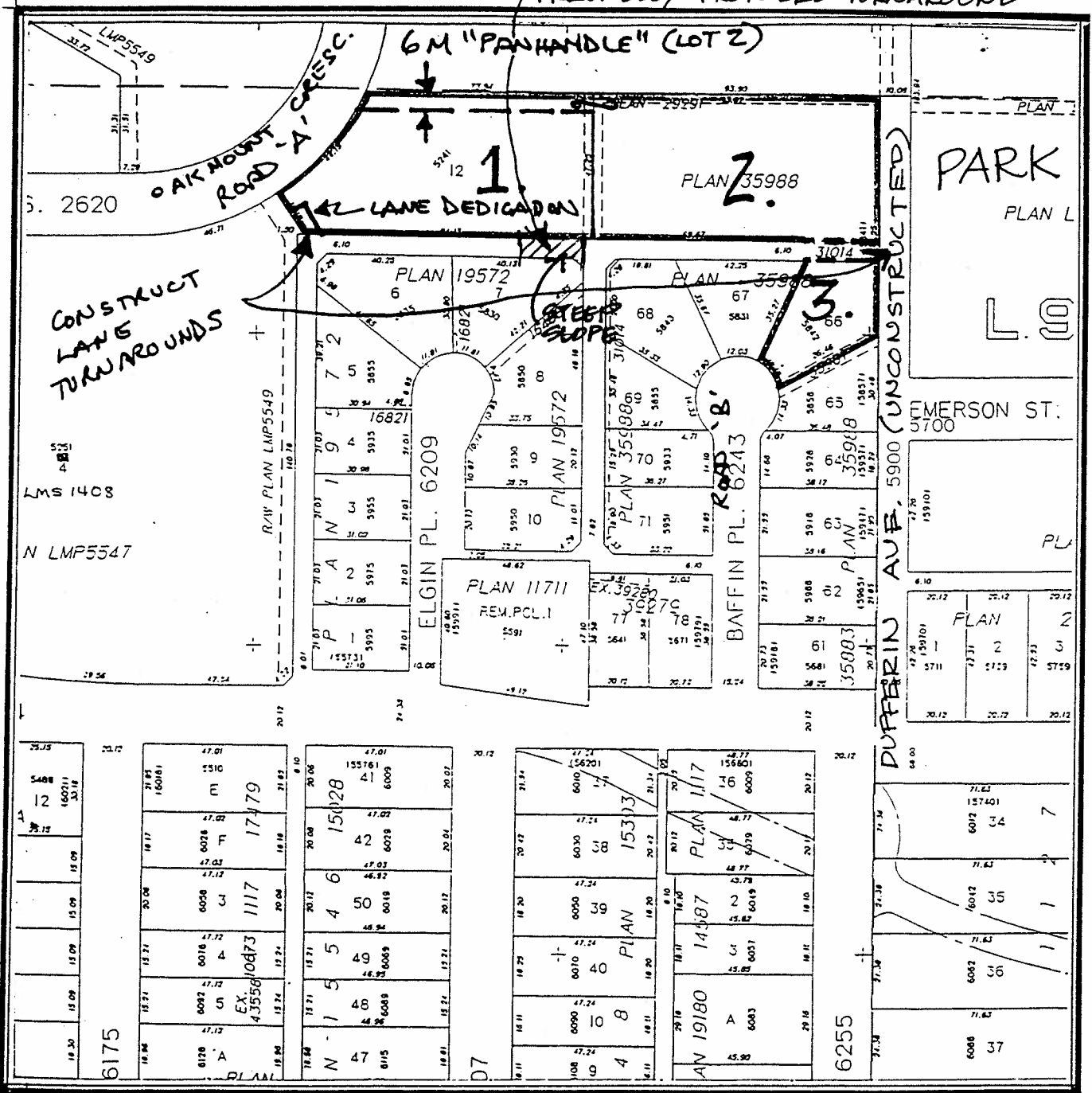


D.G. Stenson, Director  
Planning and Building

RR:yg  
Attach.

cc: Director Engineering  
Director Recreation & Cultural Services


PREVIOUSLY PROPOSED TURNAROUND



Date:  
1994 SEPT.

Scale:  
1:2000M

Drawn By:  
C.M.M.

 City of Burnaby  
Planning & Building Dept  
D.L. 94  
LOT 12, PL. LMP5547  
LOT 66, PL. 35988

128  
RZ# 15/94  
(SD# 50/94)  
SKETCH # 1



