

TO: City Manager

1994 August 31

FROM: Director Planning and Building

SUBJECT: PUBLIC HEARING CONCERNS - RZ #16/94
4191, 4175, 4157 NORFOLK STREET
COMMUNITY PLAN EIGHT

PURPOSE: To provide requested information arising out of the 1994 August 23 Public Hearing for Rezoning #16/94.

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

At the 1994 August 23 Public Hearing for an apartment building at the above referenced site, concerns were raised about the existing trees and hedges being preserved on-site and about the eventual closure of the lane to the rear. Staff were asked to report on these matters for clarification.

A tree survey was requested at the beginning of this rezoning. The notable trees shown to be retained are a mature conifer on the Norfolk Street property line as well as a large cedar tree and a cherry tree just beyond within the adjacent Norfolk Street road allowance. These trees to be retained are proposed to be protected by chain link fencing during construction, with the proposed sidewalk to be curved around them as necessary.

A healthy laurel hedge has been identified along the western third of the rear property line. As previously indicated, this hedge will be pruned, protected and retained. At the Public Hearing, the existence of another hedge was mentioned by a neighbour with a request for its retention. Staff believe this noted hedge to be a smaller laurel hedge in fair condition on the western property line screening the rear yard of the adjacent dwelling at 4143 Norfolk Street. While this hedge would be pruned to improve its unkempt appearance, the applicant has agreed also to retain this additional hedge.

With regard to the future closure of the lane, this will only occur once the northeast section of this block is redeveloped. Then, the lane allowance will be incorporated into the development site. If adjacent houses still remain needing lane access, a temporary north-south lane link to Dominion Street would be built at the edge of the development site as occurred in the 3800 block Dominion to the west.

This is for the information of Council.



D. G. Stenson
Director Planning and Building

FA:KI:lf
cc: Director Engineering