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| MANAGER'S REPORT # | 21 |
| COUNCIL MEETING | 95/05/01 |

TO: CITY MANAGER

1995 APRIL 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #73/94
3765, 3775, 3785 AND 3791 ALBERT STREET
HASTINGS STREET AREA PLAN
ISSUES ARISING FROM THE PUBLIC HEARING

PURPOSE: To inform Council of responses to issues raised at the
1995 April 25 Public Hearing for the subject rezoning

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

R E P O R T

At the 1995 April 25 Public Hearing for Rezoning Reference #73/94, a 26 unit 3 storey stacked townhouse project incorporating a heritage house, concerns were raised about the number of trees being retained.

At the beginning of the rezoning process, the applicant provided a detailed tree survey and arborist's report which were reviewed by the landscape inspector. The report indicated that most of the trees on the site were quite old and in a fair or poor condition. Efforts were therefore concentrated on saving the largest, most prominent tree on the site, a 100 cm diameter Bigleaf Maple located on the Albert Street frontage.

Once the underground parking was determined to extend across the whole width of the site at the north end, some consideration was given to relocating certain trees such as the cherry trees in the northwest corner. Typically, decay and weak attachments, however, did not make the remaining trees suitable candidates for retention.

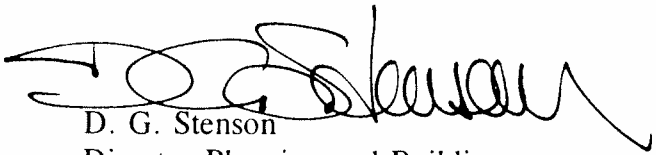
Immediately after the Public Hearing, the applicant spoke to the neighbours, explained the poorer health of the remaining trees and the extent of the underground parking, and offered to re-examine the existing landscaping for further opportunities for retention. Upon perusal, the inadvisability of saving other trees was confirmed except for a multi-stem yew tree in moderate

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condition, now located within the building footprint. It is proposed that with staff's approval this tree be relocated and incorporated within one of the new clumps of conifers proposed as part of the new, extensive landscaping. Unless otherwise directed by Council, staff will proceed to incorporate this tree into the final landscape plan.

This is for the information of Council.



D. G. Stenson
Director Planning and Building

FA:gk

cc: Chief Building Inspector