

TO: CITY MANAGER

2001 September 25

FROM: DIRECTOR PLANING AND BUILDING

SUBJECT: REZONING REFERENCE #01-11
6659 SOUTHOAKS CRESCENT
EDMONDS TOWN CENTRE WEST DEVELOPMENT PLAN
RESPONSE TO PUBLIC HEARING POINTS

PURPOSE: To respond to points raised at the Public Hearing for Rezoning Reference #01-11.

RECOMMENDATION:

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

REPORT

1.0 BACKGROUND INFORMATION

At the 2001 August 28 Public Hearing for Rezoning Reference #01-11, involving a proposed addition of five storeys to a high-rise apartment tower previously approved (Rezoning Reference #28-95) for eighteen storeys, points were raised by neighbours about additional traffic, increased shade on the adjacent property and the loss of views from penthouse units.

On 2001 September 10 Council gave Second Reading to the bylaw amendment and directed staff to respond to the points raised at the Public Hearing. This report is in response to that request.

2.0 GENERAL DISCUSSION

The following information is provided in response to the points which were raised at the Public Hearing.

a) Traffic Concerns

Concerns were raised by several neighbours at the Public Hearing about the increased traffic the additional units might generate. The proposal involves increasing the number of units by 13 from 122 to 135. Such an increase is estimated to generate about four trips in the morning peak hour or about one new trip every fifteen minutes. All additional parking will be underground and the vehicular access to the underground parking remains unchanged. Thus, with respect to traffic, the increase in the number of units is not likely to generate significantly more traffic from the development onto Southoaks Crescent, and the provided road system is considered sufficient to support this proposal.

b) *Shading Concerns*

Residents of the Seniors' apartment building to the east signed a petition and spoke at the Public Hearing about the potential shading of the proposed building over their site. The project architect has provided the **attached** sketch indicating that the seniors' apartment building will not be in the new tower's shadow between 10 am and 2 pm at the spring and autumn equinoxes, the standard for measuring sun shading. The location of the apartment tower about 83 ft. west of the seniors' apartment (the nearest portion of which is an end wall) lessens any potential shading. Later in the day, due to the low sun angles, the apartment tower shadow will extend over and beyond this adjacent seniors' apartment site and, consequently, the proposed additional five floors only slightly affects the amount of shadow over this adjacent site.

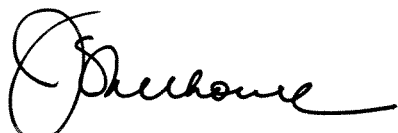
c) *View Loss*

A letter was received from one of the residents of the existing adjacent apartment tower, in one of the penthouse units facing the new tower, expressing concern about the additional height of the new tower blocking their anticipated unobstructed view to the east. It is noted that, while this will occur, the penthouse units have corner exposures and the principal rooms facing north and south will still have their current views. The rooms facing only east are bedrooms which would have angled but still substantial views.

3.0 Conclusion:

This report responds to the various points raised at the Public Hearing. As noted, the additional traffic generated by the development is relatively minor, any sun shading on the adjacent property to the east is negligible and the view loss only partial. It is noted that this rezoning proposal achieves a significant community benefit relating to the restoration of the heritage 1914 School Building for functional community use.

This is for the information of Council.

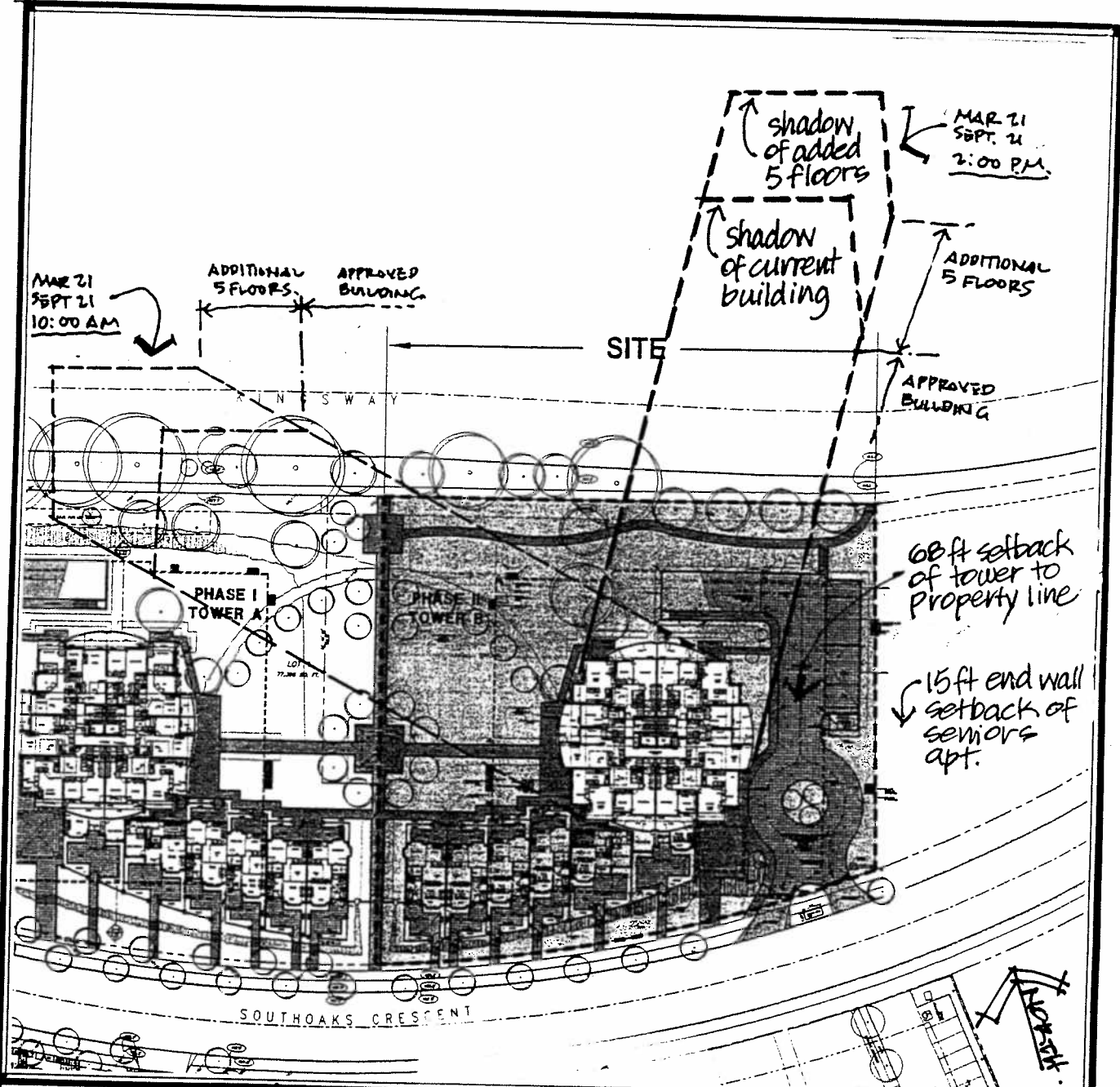


J. S. Belhouse
Director Planning and Building



FA:gk
Attach

cc. Director Engineering
City Clerk
City Solicitor



Date:
Sept. 2001

Scale:
N.T.S.

Drawn By:



City of
Burnaby
 Planning & Building Dept.

Shadow Lines
 Rezoning Reference #01-11

Sketch #1

